



# The week in London and

# Indices touch new 1975 peaks

Equities managed fresh gains yesterday though they ended the week marginally under Tuesday's peak levels. By then all the major indices had pushed into new high ground for 1975 with the Industrial (30-Share) index putting up a rise of 25 points in five days: on the week it closed 13.2 points higher at 355.0.

Thus the market is now back to where it was just over a month ago (see our chart), though over the past couple of days dealing volume has slackened noticeably. Gilt yields have been subdued but sterling has come up a bit to a trade weighted depreciation of 24.6 per cent. Still, the world currency jitters refuse to die down; the dollar is again under pressure and this week the bullion

Bank of England's "lifeboat" to price may wish to dispute. Tricentrol's profit margin is still successful Kier business—Siebens funding has lifted its share price which only merged with French officially quoted shares from the autumn of 1973—600p to 920p since Monday, and Regal want to know why French's general euphoria has been washing over to some of the group's UK shareholders.

Coalite and Chemical paid an initial £100,000 for an 8.3 per cent stake in Siebens (U.K.). This is now worth over £2m. and over the past six days the Coalite equity has risen over a third. Understandably, Tuesday's 1974-75 results from the group—profits up £6.8m. to £9.6m. pre-tax—have not halted this trend, even though the group may wonder whether any other companies are currently being supported by as yet undisclosed all this until this week the group's negotiations with the Government. These have resulted in £28.3m. worth of Tricentrol, the final quarter was three fifths above the current guarantees and effectively allow poor and the overall pre-tax

## TOP PERFORMING SECTORS IN FOUR WEEKS FROM APRIL 24

	% Rise
Oils	+11.4
Insurance (Brokers)	+11.2
Insurance (Composite)	+10.4
Entertainment & Catering	+8.7
Food Manufacturing	+7.9
Packaging & Paper	+6.2
All-Share Index	+4.2
<b>THE WORST PERFORMERS % Fall</b>	
Household Goods	-4.1
Merchant Banks	-4.3
Property	-6.2
Discount Houses	-9.0
Chemicals	-11.5
Hire Purchase	-22.1

price has taken another stride forward. Understandably, our gold mines index was very strong until profit-taking set in yesterday.

A fall of 7 per cent. in global steel output during the four months to April has served to underline the recessionary forces at work around the world, while at home the headlines have been full of company failures and near-failures. But there were some solid results from Beecham and even ICI's first quarter surfaced well ahead of most expectations. The brewers have been especially active ahead of their interim results season; Whitbread has risen 15 per cent. this week with Bass and Allied not far behind.

## Motorway blues at French Kier

This week, Town and City received further substantial support from the Prudential and Northern Commercial Trust revealed that its property lending was being supported by the

## Financing the North Sea

The North Sea sector continues to nibble away at its financing problem. Siebens (U.K.) has this week arranged a £9m. taking up half its entitlement to the rights; Hambros Bank is came through in November. But the directors saw no reason to do likewise while Phoenix

from Tricentrol centres on the Assurance has opted for 75 per cent of the group's negotiations with the cent.

As for the earnings trends at bought shares this year at up to resulted in £28.3m. worth of Tricentrol, the final quarter was

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decline extends to 30 per cent to cope with an upturn in demand.

**Midland-Yorkshire's bid紧缩**

Next Friday is the last day for Midland-Yorkshire shareholders to respond to the Croda bid. The original offer expired on May 9 leaving Croda with some 47 per cent of the voting shares. Obviously, Croda must have high hopes of acquiring the necessary 68.785 shares to gain control, but the exercise is by no means straightforward. The remaining stock is virtually all in firm hands, and it seems doubtful that Croda can obtain the number of shares required from private holders. The institutions therefore hold the

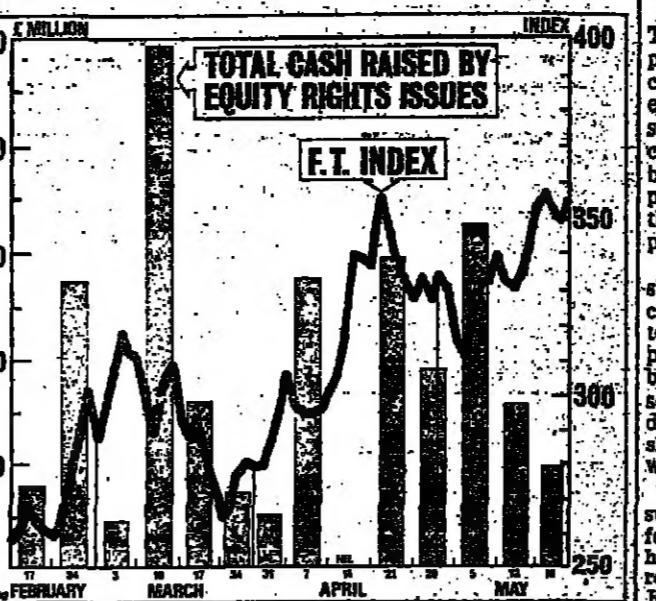
hand and present market thinking is that Croda will have its work cut out to convince them.

However, the current market price for M-Y is 425p, or 65p below the Croda share offer, and if the bid fails Midland-Yorkshire's shares may lack support even at this level.

It is easy to understand the confidence in the Croda stock—a quick look at the record is sufficient. M-Y on the other hand has been very erratic although the management feel confident enough to forecast virtually 12 months ahead with profits predicted to rise from an expected £2.57m. in 1974-75 to £3.2m. for 1975-76. Croda has intimated that trading is becoming difficult.

But the real message at ICI is that even if the second quarter of 1975 is worse than the first (and there are plenty around who think this will be so) and the year as a whole is disappointing, there is every indication that 1976 will be a completely different story. Du Pont has already said that its fibre business—the division that has led it down in recent history and is the area largely responsible for ICI's first quarter decline—is now spearheading recovery.

The analysts take the line that when recovery comes it will come quickly. Meanwhile, there is little doubt about ICI's ability



to withstand the test of time.

**ICI's £80m. first quarter**

There is general agreement that ICI's first quarter figures are better than expected, certainly in light of the recent noises coming from the company itself. Pre-tax profits at £80m. compare with £52m. in the final quarter of 1974 and with £122m. in the first three months of last year. In the event, the shares have responded well and last night had secured a gain of 22p over the week.

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The bid approach has clearly revitalised the M-Y management and strong share price trend look to make it a better long term bet.

Onlooker

## THE WEEK IN WALL STREET

# Beware of bulls

BY GUY DE JONQUIERES

THE CASE for caution expanded in this column last week continues to be reinforced by events. Several amber lights such as have preceded downward corrections in the past are now blinking rather brightly. But despite a slight mid-week retreat, the market has not as yet displayed any reaction to them.

According to the latest figures short interest rose three per cent in the month ended May 15 to an all-time high. This is supposed to be bullish because bears will be forced to cover at some point, thereby creating demand for the shares they have shorted and pushing prices upward.

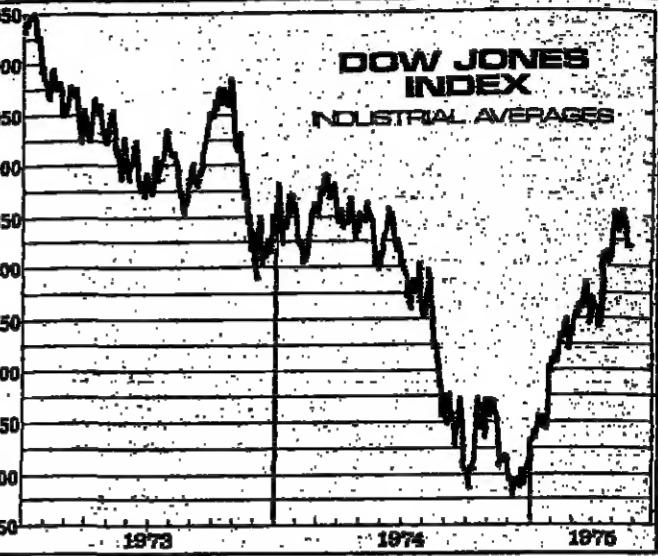
But a closer look reveals a substantial fall in short interest for a good many glamour stocks which have performed well in the current rally, including Avon, Kodak, IBM, Kresge, Polaroid

and Sears. This suggests that the short "safety net" under these shares is sagging and that they may get less-than-average support in a downward market

But less, encouragingly, it is also the result of falling loan demand at big city banks. This is not a good omen in the weeks preceding the start of an anticipated economic recovery. One might be more tempted to play down its significance if it were not for the emergence of numerous indications that the expected recovery will be slower than had been hoped for.

The car market remains in the doldrums, and unless it picks up soon Detroit will be forced to make new production cutbacks adding to the unemployment rolls in an industry that has already laid off almost 200,000 men. The other main leading component in classic recoveries housing, is also weak. Though some signs of recovery are starting to filter through in the industry, they are well behind schedule.

The other large cloud of uncertainty on the horizon is oil prices. Evidence is now accumulating fast that the OPEC nations are contemplating a further increase of perhaps 10 to



from the institutions that have made them their own.

Another classic signal is the recent return in force of small investors, reported by retail brokerage houses across the country. Small investors may not always be wrong, but they have chosen to buy just before the market peaked often enough in the past to warrant caution. A sizeable amount of their money seems to be going into some of the more speculative stocks which have little institutional following, such as Occidental Petroleum, which was very heavily traded indeed earlier this month.

Much of the steam behind the current market rally, which has lifted the Dow-Jones Index by some 250 points since the start of this year, has come from expectations of an economic upturn, aided by easier money policies. There are grounds for believing that Wall Street has not yet recognised that the outlook is now less bright than it was a few months ago, and that it may be in for a sizeable correction if and when it does.

**DOW JONES INDUSTRIALS**

Day	Change	Close
Monday	+ 0.08	837.49
Tuesday	- 7.20	830.49
Wednesday	- 11.81	818.65
Thursday	+ 0.23	818.91
Friday	+ 12.99	831.90

## MINES IN THE NEWS

# Golds go softly, softly to all-time high

BY KENNETH MARSTON

NORMALLY when Gold shares costs in many cases five months to end 1973, production has also fallen off by 895 tonnes for the past four months compared with 1,158 tonnes in the same period of 1974. Earnings will thus be following similar pattern, but provided that there is no worsening in the situation the dividend total should be safe enough, being covered by earnings of 14.9p per share last year.

Rio Tinto-Zinc, which is still dependent on copper for a major slice of its profits expects them to be "substantially down" this year. Stating this at the London meeting this week the chairman, Sir Val Duncan, said

the question is, when? Sir Val doesn't see much happening this year. However, if the U.S. economic revival develops, 1975 could bring a different story and this would mean a nice timing for the start of production of Union Miniere's new Thierry copper mine in Ontario.

Thierry is relatively small mine with a proven ore reserve of 12.5m. tons grading 1.73 per cent copper, but there are hopes of much greater tonnages of ore in the neighbouring geological structure which is now being studied. If these hopes are realised, therefore, the operation could have a much longer life than the current minimum expectation of some 10 years or

the fact that while the metal so

far has kept its cool, the price of tin has gone up 5.5p. The shares have doubled in price this year, being helped by the speculative spike of the company's North Sea oil exploration interests. It is a comforting situation to have the possibility of exploration success while retaining the solid backing of overseas earnings from the strongly financed Union Miniere.

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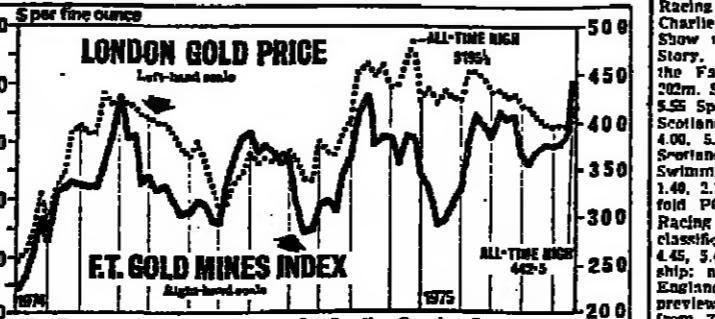
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At the same time, Thonch's see how this can be achieved.

## Tanks' sits pretty



Because of an industrial dispute some ITV programmes may not appear.

† Indicates programme in black and white.

**BBC 1**

9.00 a.m. Barnaby. 9.15 Lastie's Rescue Rangers. 9.25 Why Don't You. 10.00 Happy Times and Jolly Moments. 10.15 Bugs Bunny. 10.30 Camp Runamuck. 10.35 Weather. 11.00 Golf: Penfold PGA Championship.

12.30 p.m. Footy Stand: 12.35 Football. 1.00 Live from Royal Yacht Club, Sandwich—Penfold PGA Championship; 1.30 Ice Hockey: 2-30 Football; 1.45 Final Score including post-match Wembley interviews, cricket scoreboard and racing results.

5.05 Sing A Song Of Emu.

5.45 News & Regional News.

5.50 Harlem Globetrotters.

6.20 The Black And White Minstrel Show.

7.15 Saturday Night At The Movies: "Dodger City," starring Errol Flynn.

8.00 The Val Doonican Show.

10.00 Cannon.

11.30 International Match of the Day.

11.50 Storyteller: Sheila Hancock tells "Fur" by Saki.

All Regions: BBC 1 except at the following times:

Wales: 9.35-10.00 a.m. Teletext. Scotland: 12.30-1.00 a.m. Scottish Television.

Northern Ireland: 5.45-5.55 a.m. Northern Ireland News and Sport.

12.30 a.m. Northern Ireland News.

1.30-2.00 a.m. Scottish Television.

2.30-3.00 a.m. Welsh Television.

3.30-4.00 a.m. BBC 1.

4.00-4.30 a.m. BBC 1.

4.30-5.00 a.m. BBC 1.

5.00-5.30 a.m. BBC 1.

5.30-6.00 a.m. BBC 1.



## Your savings and investments

### More pensions interest

BY ERIC SHORT

THIS WEEK has been one of considerable activity in the pensions field. The Government has revalued the old-age pensions expressed as a percentage of earnings; and this proportion of earnings to maintain its level compared with the earnings of those working and it has announced a further amendment to the Social Security Pensions Bill to ensure a working partnership between State and private pension schemes.

The provision of a pension will be for many people the most important savings undertaken in their lifetime and for the majority it is an involuntary form of savings. Pension contributions have to be paid, both to the State and to the employer's pension scheme whether one likes it or not, and they will take a sizeable slice from his earnings.

At present, employed persons are paying 5½ per cent. of their earnings up to £28 per week to the National Insurance fund on which there is no tax relief. Under most private pension schemes, the employees' contributions are in the 5–6 per cent. range, but this qualifies for tax relief at the individual's top rate.

Therefore it should not come as a complete surprise to discover that by the time a person retires, the value of his pension benefits can account for one-third of his total wealth—a point discussed in these columns a couple of weeks ago. With so much at stake, people should take a keen interest in both the pension provision being made and how their savings are being invested.

For although attitudes are changing rapidly in the pensions field, many employers still adopt a paternalistic attitude towards pension provision. They will not discuss benefit levels with employees and their representatives. They give little or no information on the progress of the fund. Yet once the Social Security Pensions Bill becomes law (and this could get Royal Assent by July), many employers will have to make far-reaching decisions on the future of pension provision for their employees. The latter should have at least some say in making these decisions.

Two areas are of supreme importance as far as employees are concerned. Employers will have to decide whether to provide a second pension for employees through a private scheme or do it through the state. As far as employees are concerned, state provision bases pensions on earnings up to a ceiling of one and a half times national average earnings. The feature of the state scheme is SWI's actuary's shoulders.

### American funds

BY CHRISTOPHER HILL

WITH THE help of Money to press for higher maximum Management's figures, I have been taking a look at the performance of unit trusts with a large North American orientation this week. The first point of concern is, concerned, the U.S. Trade. The latter has tended in funds show up quite well with the past to be sceptical, taking the line that annual charges will inevitably swell as a percentage of growing asset values and that there is already an element of flexibility. The maximum charges amount to 1½ per cent. of assets over a 20-year period?

This obviously had a lot to do with the better record of the U.S. market in 1974, by comparison with the U.K. But this year the position is reversed, with the exception of M & G American (plus 5.7 per cent.) and Stewart American (plus 3.2 per cent. up to May 10). The performance of U.S. funds has lagged well behind that of funds linked to the U.K. market.

Not even discounting the more sedate upward movement in Wall Street it is difficult to read much into the comparative performance of U.S. orientated funds. For a start, one really needs to have up-to-date information about the exposure of each trust to the investment currency premium. This is up by more than 30 points since the beginning of the year and clearly the trusts with a high premium content are vulnerable to a downturn.

Then there is the extent to which a fund is expanding to take into account Lawson Securities' Lawson American Fund is an example. Since Lawson took the fund over from Ausbachers, it has quadrupled in size from £200,000. The impact of this volume of new money on a tiny fund is bound to make it difficult to perform and the real worth of the investment policy will only become apparent when the fund settles down.

### Higher charges

THERE ARE tentative moves where the larger groups were stung in the unit trust industry concerned.

### The possible impact of index-linking

BY CHRISTOPHER HILL

ONE SIGNIFICANT event has largely escaped notice amid the flood of news about the Common Market referendum is the forthcoming introduction of the index-linked Retirement Certificate on June 2—no followed by the index-linked Save As You Earn Scheme on July 1.

A great deal has happened since August last year when the Government first accepted the idea of a "modest" experiment along the lines originally suggested by the Page Committee and one wonders whether the Government would have been so keen if it had foreseen that it might well be paying out 20-25 per cent. per annum to savers if inflation goes on at the present rate.

Certainly it seems as if the schemes are going to be popular and there is no turning back at this stage. The terms are printed and the National Savings movement is already getting a substantial volume of pre-launch enquiries.

This indicates that the experiment might not be nearly so "modest" as was visualised originally and the biggest potential impact is from the SAYE scheme which is available to everyone over 16 whereas the retirement certificate is limited to

the maximum monthly contribution is £20 a person. But if the saver fails to complete his five-year term he will, except in the case of death, get only his contributions back plus a 5 per cent. interest rate if he has held on for over a year. Alternatively, he can hold on for seven years and get a bonus equal to two

months contributions on top of the index-linking.

I asked whether if inflation income bonds went on at a 25 per cent. rate. But I feel that the "modest" approach to the potentially embarrassing question of how much it will all cost and who is going to do the paying, the main drawbacks to both schemes is that they do not provide current income. This is where the private providers of lump sum and contractual savings schemes draw comfort—for the trend in the savings sector at the moment is still to go as much as possible for high income.

To refresh memories—the retirement certificates have a life of five years and will attract a 4 per cent. bonus on the purchase price as well as being revalued on a monthly basis in line with retail prices index. The only snag is that if they are surrendered before the first anniversary of purchase, only the nominal value will be repayable. Otherwise, the scheme guarantees that the saver will never get back less than the purchase price and the certificates are free of income tax and capital gains tax.

The last two advantages also apply to the SAYE scheme which is available to people who already have SAYE plans, though these are non-transferable arrangements. The rules are the same for the new SAYE plan as for previous plans (the maximum monthly contribution is £20 a person). But if the saver fails to complete his five-year term he will, except in the case of death, get only his contributions back plus a 5 per cent. interest rate if he has held on for over a year. Alternatively, he can hold on for seven years and get a bonus equal to two

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Apart from the potentially embarrassing question of how much it will all cost and who is going to do the paying, the main drawbacks to both schemes is that they do not provide current income. This is where the private providers of lump sum and contractual savings schemes draw comfort—for the trend in the savings sector at the moment is still to go as much as possible for high income.

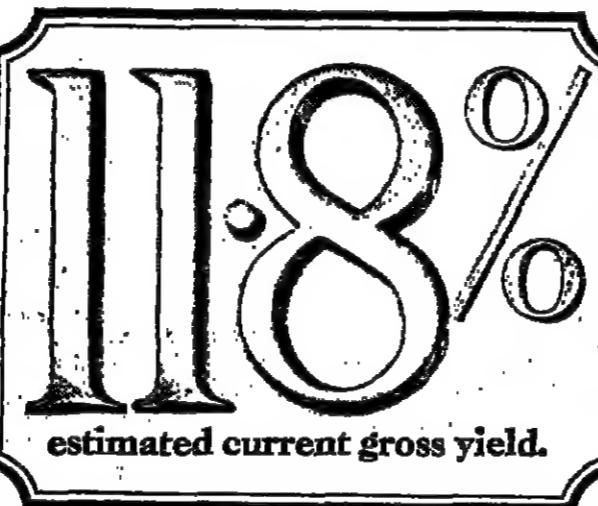
This is why the building societies have been attracting unprecedented amounts of cash this year for—as the accompanying table shows—building societies' share accounts still provide the basic rate taxpayer with the highest fixed interest return currently obtainable from a flexible investment. Local authority "yearling bonds" also look attractive—especially to the non-tax payer—but are not as flexible.

But the real missing factor in the savings scheme at the moment is the disappearance of the clearing bank deposits as an effective competitor. The basic 6½ per cent. becomes very unattractive to people at higher tax rates, whereas the new index-linked schemes are attractive to non-tax and higher rate payers alike. And the retirement certificate at least cannot be accused of being particularly inflexible—the index linking comes into effect after the first year for people who are forced to withdraw.

Last Monday, Samuel reported pre-tax profits up from £6.82m. to £7.56m. in the year to January 31, while sales rose from £26m. to £33.1m. However, plumped for a reserve, and again, taking a repeat performance, shows how this spreads out the profit. Against some time, which will mean a trading profit of £8.43m. for useful boost to anyone sitting

on such excesses.

COMPARATIVE RETURNS		No. tax	35% tax	50% tax
		%	%	%
Bank deposit accounts .....	6.25	4.1	3.1	
One-year term deposits .....	11.3	7.4	5.7	
British Savings Bonds .....	10.1	6.8	5.4	
(eased after 5 years)				
Building Society shares .....	7.0	7.0	5.4	
(from June 1)				
Local Authority loans .....	12.25	8.0	6.1	
(one year)				
National Savings Inv. account	8.0	5.9	4.5	
High Inc. unit trust .....	10.0	6.5	5.0	
(*Approximate)				



Here is an opening for the investor who is looking for above average income now and the opportunity for capital growth.

THERE ARE two things about the equity-investment market today which we think you would probably agree with. First, despite the fact that the market has risen substantially since the beginning of this year, share prices, on average, would still need to rise by around 50% to attain the levels they reached in 1968 and 1972. Secondly, as all too many investors know to their cost, the stock market is no place for the amateur.

THESE ARE both good, timely reasons for you to think about unit trusts—and, we believe, Gartmore High Income Units in particular.

WE HAVE the financial expertise you would expect from a group with over £350m. of funds under management. Also, we are outstandingly well-placed to respond to a market which requires quick decisions. For one thing, this unit trust is small enough for the portfolio to be changed radically, at very short notice, in response to any change in 'market feeling'; for another, it does not suffer from heredity—a cumbersome, 'historical' portfolio, put together, for example, before the rise in oil prices took place, or the rate of inflation reached its current level.

WE ARE in the market as it is. This is why the opportunity we offer is right for the income-with-growth investor.

How the funds will be invested UNITS YOU buy now are likely to give you a gross income of

11.8% in the first year, apart from any capital growth. The portfolio is invested in the following proportions

86.3% Equities  
12.0% Preference Shares  
1.7% Cash

It is our intention to vary these proportions as investment conditions dictate.

OUR PRIMARY aim will be to provide an above-average level of income, although capital growth is certainly expected too, and to this end a proportion of the equity investment will be steered into recovery situations.

SHOULD interest rates fall from their present levels, we also expect that preference shares will show significant capital growth.

AT THE same time, you should regard your investment in Gartmore High Income Units as long term.

THE PRICE of units, and the income from them, can go down as well as up.

### The offer

GARTMORE HIGH INCOME Units will be on offer at the fixed price of 30.8p until 30th May 1975. It is on this fixed price that the estimated income of 11.8% is calculated.

### The Gartmore Credentials

WHO WE ARE. WHAT WE DO. WHY YOU MAY NOT HAVE HEARD OF US BEFORE.

When people talk of "the City of London" as, self-evidently, one of the financial capitals of the world, no more needs to be said. "The City", whether you are in Bermondsey, Barrow-in-Furness or, come to that, Baghdad, means only one thing: massive financial resources—and, by corollary, massive experience and expertise in financial management.

This is so much a matter of course, that one can talk about "the City" purely in the abstract. But behind the abstraction, giving it meaning and validity, are a number of concrete and important realities—notably the people who are "something in the City", who make up the big City institutions and the big City firms.

These City firms are for the most part almost unknown outside the Square Mile. They may be old-established; they may be as solid as rocks and even, by their own terms, famous. They may handle millions of pounds a week, every week of the year.

And yet, the man in the street's name probably mean nothing.

Gartmore Investment Limited is just such a company. Its main focus of activity is the City of London. Its business is investment management.

At present, Gartmore manages over £350m. This consists of investment trusts, insurance company funds, private clients' accounts and pension funds of private and public companies who have entrusted their workers' retirement incomes to Gartmore's investment skills.

We are in the business of managing other people's money: that is the business we know, and have made a success of.

Last year we entered the field of Unit Trust management with the acquisition of three trusts. These trusts are now run by Gartmore Fund Managers Limited.

All three were in the top ten of the Planned Savings percentile ranking of 1974.

We were awarded the Red Rosette from the Observer as the best newcomer of 1974.

In 1975, while average share prices are still well below the levels reached in 1968 and 1972, we are putting our case to the public.



goes into unit trusts

This offer closes on 30th May 1975 but may be closed earlier if the current offer price differs from the fixed price by 2½% or more.

After the close of this offer units will be available at the discounted offer price as published in most newspapers.

Applications will not be acknowledged, but certificates will be forwarded by the Managers by 4th June 1975.

Gartmore High Income Trust was formerly known as the Gartmore Investors Trust.

Units are on offer at the fixed price of 30.8p each until 30th May 1975, giving an estimated current gross yield of 11.8% per annum.

If I/we would like to buy Gartmore High Income Units to the value of

£ \_\_\_\_\_ at 30.8p each.

(Minimum initial holding, £200.)

If I/we enclose a remittance payable to Gartmore Fund Managers Ltd.

If I/we want maximum growth by automatic re-investment of net income.

If I/we want to know how to buy Gartmore High Income units on a regular monthly basis.

If I/we would like details of our Share Exchange Service.

I/We declare that I am/we are not resident outside the UK or Scheduled Territories and that I am/we are not acquiring the units as nominee(s) of any person(s) resident outside the UK or Scheduled Territories. (If you are unable to sign this declaration it should be deleted and your application lodged through an authorised depository.)

SURNAME (MR. MRS. MISS) \_\_\_\_\_

FIRST NAME(S) IN FULL \_\_\_\_\_

ADDRESS \_\_\_\_\_

SIGNATURE(S) \_\_\_\_\_

(If there are joint applicants all must sign and attach names and addresses separately.)

# Finance and the family

## *Gift of a house under CTT*

BY OUR LEGAL STAFF

In view of the advent of capital transfer tax and so as to avoid it could you suggest how one could divest oneself of, say, a £25,000 house at £1,000 per annum?

You could realise reality to obviate the difficulty, or you could create a trust for sale and divide the proceeds into 25 (or even 100) equal parts, providing for 1 (or 4) such parts to be held on trust for the beneficiary and the rest for yourself. You could then assign some fraction of your beneficial interest amounting to not more than £1,000 in value to the beneficiary every year. As the value of the property would vary, the division into smaller elements (for example 100) may enable the scheme to be operated more easily.

### *Wife's rights in a house*

Although I work and contribute financially to the running of our home, my husband refuses to have the house in our joint names. He maintains that in his will he has left the house to the three children of a former marriage with a provision that I be allowed to remain in the house until I die. Could you please tell me what rights I have in this situation?

If your earnings are used to make contributions to the running of the matrimonial home you may have acquired an interest in the house—and probably will have done so. Section 37 of the Matrimonial Proceedings and Property Act 1970 confirms that this may be the case. Proceedings can be taken either during the subsistence of a marriage or afterwards for the determination by the court of the amount of the spouses' respective interests in the house. Ultimately only the court can determine what the extent of any interest you have acquired in the house may be.

### *Defective ladder*

M I lend a neighbour a ladder which proved defective, and as a result of its using it somebody is hurt could I be held liable?

The owner of the ladder would not be liable if he was not previously aware of the fault in the

ladder and made no charge for the loan. Otherwise it would be necessary to know more of the facts of the actual event in order to ascertain whether any liability would attach.

### *Chattels as fixtures*

On the sale of a house, can one replace door handles and from door furniture, either by putting back the originals or replacing with others?

Can wall lighting be removed?

The purchaser of your house is entitled to all those chattels in which are known in law as fixtures—in the absence of any express provision in your contract of sale. Normally, door furniture would be within the category of fixtures and should not be removed or replaced. Wall lights are a more difficult category, as it depends on the actual state of the fittings. It is likely that these too are fixtures, though not necessarily so, and you should consult your solicitor before removing or replacing them.

### *No right of occupation*

A house is held in trust for occupation by two elderly sisters for life. If one were to die and it was necessary to find a companion for the other, how could I, as trustee, ensure that such companion was given no right of continued occupation after the death of the second sister?

Your object can be achieved by granting a licence for which no payment (which might be characterised as rent) is made

by the licensee. You could employ a new companion and make it a term of her employment that she resides at the premises, but it is eminently desirable here too that there is no rent or rent equivalent (for example, by reduction of wages to take account of the occupation of the premises). If in doubt consult a solicitor before engaging a new companion.

### *Return after emigration*

We went through the emigration procedure, left for France fairly recently, and bought a house there. We were allowed the £5,000 setting in allowance free of the premium, but had previously paid the premium on about £3,000 in connection with a plot we bought in France. We have now decided we want to return to the U.K. What will be the position in relation to these monies?

The treatment accorded to your investments in France, particularly in relation to the £3,000 invested through the premium currency market, will depend very much on the specific circumstances involved. The Bank of England is normally sympathetic to individuals who change their minds about emigration for good reasons. The Bank would, however, certainly want an explanation of the reasons for your decision. In some circumstances you might find that you would be penalised by not being able to get back the premium on your £3,000 investment.

The final decision in this case must rest with the Bank, and you should make sure that you apply to them giving full details. The new provisions as to Capital Transfer Tax will not affect the provision made by your will. If your estate exceeds £15,000 there will be a charge to Capital

## *Tracing a title in Scotland*

I am involved in a complicated matter regarding property in Scotland, and the tracing of a title down through two relations, one of whom died in 1926, and the other in 1947.

I have been advised that once the family tree has been ascertained, long and expensive investigation may be involved should it not be possible to find a Will in either case. Can you please tell me in general terms what procedures would

be involved, under Scots Law, in "proving" the absence of a Will?

In Scotland the succession to property where the deceased dies without a Will is regulated by the Law of Intestate Succession applicable at the date of death. Accordingly, if neither of your relations left Wills, the succession to the heritable property in question would be regulated by the rules of intestacy at the date of their deaths. There is no need for any interest to pass to her under

the family tree has been established no long and expensive investigation need be entailed in determining the persons who will ultimately succeed. This should be simply determined by applying the relevant rules of law. It is not possible in Scotland to raise an action to prove the absence of a Will; it is only possible to raise an action to prove the existence of terms of a Will. If no Will is found, the former duty avoiding expedient of buying life cover on her interest to pass to her under

## CAREERS AND EDUCATION

# 'Free' choice of subject condemned to death

BY MICHAEL DIXON, EDUCATION CORRESPONDENT

THE NUMEROUS academics, socialist and otherwise, who have advocated more positive planning of this country's affairs have not generally given the impression that they meant this to apply to the universities themselves. So many a don would no doubt be alarmed, as well as surprised, to hear in a speech last week by Lord Crowther-Hunt, the Minister of State for higher education, the distinct flutter of chickens coming home to roost.

The appropriate passage of the speech is long. But, since it is one of the farthest-reaching Ministerial statements of recent years, I will quote it fully:

"We need to be more certain that the money we spend is well spent. Which means in my view that we should do our best to produce the sort of educated people the nation needs. And this leads me into the general field of a positive approach to higher educated manpower."

### *Positive approach*

"I must emphasise to you my understanding of the difficulties involved in manpower planning, and the failures that have been experienced in the past in relating the need for higher educated manpower to the output of universities and polytechnics. None the less, we must recognise that these are still early days. Attempts at manpower planning in this country in most fields are of no very great age and have so far not been all that sophisticated. I am not deterred, therefore, from pursuing further a positive approach to higher educated manpower both to look again at what might be the needs of the economic system, and to ask questions not simply about numbers of qualified people but the nature of their qualifications."

"It simply will not do to allow universities and polytechnics to produce whatever people they fancy, or to relate the number and kind of places they provide to the applicants that come forward."

"Such a passive approach ignores the policy variables

which are in fact at the disposal of the Government. At the very least, I would require convincing that those levers should never be used. At the one extreme, student grants and the counselling services of schools can surely affect the demand for places in higher education. At the other a considerable fraction of all graduates end up in public service. It follows that the size of the public sector and the qualifications demanded in the public sector will themselves help to determine the number and kinds of graduates we need. It seems to me therefore that it is most unlikely that the best policy for a Government in the long term is simply to observe and to accept whatever is happening."

"We already plan our educational provision to take account of the number of teachers we think we need—and we plan it, too, to take account of the number of doctors we think we shall need. We need now to go further. We need to estimate our likely future needs for different broad categories of trained manpower—drawing from the experience of some of our industrial competitors and from their views on the different proportions and types of trained manpower they now have, and are planning for, in the future. And having done that, we then need to do what we can to advise young people, when they make their future career decisions, how best they might match their talents and the sort of further education they are considering, to the nation's needs."

### *Expedient*

Lord Crowther-Hunt's words mark an astounding change in education policy—which is perhaps why, on the day he spoke them, their meaning went unnoticed by all but one national newspaper (modesty prevents my saying which).

The teaching profession has largely considered that to base numerate generalists, teacher and medical training on the corollary would be a manpower-forecasting, is to pruning of subjects such as our education system should produce people who are competent in all three of the Rs,

This suggests that the Minister of State's aim is to push the whole education system gradually into an unprecedented emphasis on the science side, particularly the applied aspects. The apparent desire is a large "stock" of youngsters able to become, not just science specialists, but also

teacher and medical training on the corollary would be a manpower-forecasting, is to pruning of subjects such as our education system should produce people who are competent in all three of the Rs,

No legal responsibility can be accepted by the Financial Times for the answers given in these columns. All inquiries will be answered by post as soon as possible.

Transfer Tax on the excess, as there would have been in the case of estate duty. If you know of a reliable trustee who would perform the duties envisaged by you it might be both cheaper and more conducive to good investment of the capital of the trust fund if you were to appoint such a person (or persons) instead of the Public Trustee.

### *Purchase price on deposit*

A prospective purchaser asked

to move into our bungalow as soon as possible. A contract was sent to her solicitors and the full purchase price of £21,000 deposited with them.

Then, four days before the proposed moving date, she returned the contract. We were put to considerable expense.

Have we no redress?

If the prospective purchaser did not enter into a contract—as appears from your letter to be the case, you have no redress for the extra expenditure incurred by you, in anticipation of a contract. The only alternative course in a situation such as yours would have been to stipulate that the purchase price was to be placed on deposit and the interest on it, from the date of deposit, to be yours in any event.

### *An N.H.B.R.C. agreement*

In approximate figures, I purchased my house eight years ago for £10,000 and it is now worth about £25,000. I purchased from the builder.

subject to a N.H.B.R.C. Agree-

ment. A defect has now

developed which may be expe-

nse to rectify. The builder

offers to take back the house

and give me my money back. In

such circumstances is the agree-

ment of any value, and is

there any remedy?

It is unlikely that your agree-

ment with the builder will be

of any value to you in the case

of a defect coming to light after

eight years. If, however, you

have a 10-year N.H.B.R.C.

agreement it may enable you to

make a claim. It would be

necessary to examine the terms

of such an agreement. If there

is a contract which covers

more than eight years, your

damage is the difference in

value between the house un-

repaired and the house repaired

at the time when the defect

became apparent. The builder's

offer is therefore not an appro-

priate way of dealing with any

liability there may be.

### *Trust for son's benefit*

By my will I have appointed the

Public Trustee to take care of

£15,000 for the benefit of

my son, who is in a sheltered

workshop. Will this method of

safeguarding the future be

affected by the latest Finance

Act? Can you suggest a better

way?

The new provisions as to Capital

Transfer Tax will not affect the

provision made by your will.

If your estate exceeds £15,000

there will be a charge to Capital

## Insurance

# *Life cover with CTT*

BY JOHN PHILIP

WITH FINANCE ACTS coming husband in her own name to buy single premium policies on the Parliamentary product because there is no duty to pay on the death of the first spouse. Any contemplation using the £1,000 exemption rule in this way should remember that he may be able to avail himself of the carry over rule. We are now in the financial year 1975-1976, but anyone who did not use, in part or wholly, his £1,000 in the financial year 1974-75 can make over by way of gift the balance of £2,000 in the current year.

While there is no CTT payable on the transfer of property on the death of the first spouse, the tax does become payable on the death of the

one that spells out—and some survivor, when regard has to be given to the total value of the survivor's estate, including the standard of living. Yes, you have read these words before—the rule is basically the one that has been applied particularly since the 1968 Finance Act to exempt such transfers from estate duty.

This particular Act is the one that spells out—and some survivor, when regard has to be given to the total value of the survivor's estate, including the standard of living. Yes, you have read these words before—the rule is basically the one that has been applied particularly since the 1968 Finance Act to exempt such transfers from estate duty.

To meet CTT many insurers are offering joint whole life policies which pay on the death of the survivor. Such a policy should be arranged for the benefit of the survivor's intended beneficiaries—in trust if need be, though this may not be necessary if those beneficiaries are adults. Effectively this way the policy will be aggregated with the survivor's estate, and so will escape CTT.

The first point is that transfers between husband and wife (and vice-versa) both during their joint lives and on the death of one before the other, are exempt from CTT. Incidentally, this rule also applies retrospectively to estate duty payable on any death between November 12, 1974, the date when the Act was introduced as a Bill, and March 13, 1975. However if the surviving spouse is not domiciled in this country (domicile is a legal concept involving more than long-term residence) and in the event of dispute is for the courts to determine) then only the old £15,000 exemption applies as it did in the days of estate duty.

It is here that the second main exemption from CTT operates: transfers up to the value of £1,000 a year are tax free—and this sum normally applies separately to husband and wife so each can pass money or money's worth on to their children or other beneficiaries, which of course includes any premiums spent on joint whole life assurance. This £1,000 limit is quite distinct from the £100 introduced in the late stages of the passage of the Act. If used carefully this last concession can augment the £1,000—for example, a father with two children can in any one year give one child a policy based on a premium of £1,000, and the other £100.

While the purchase of life insurance normally involves the payment of premiums over a number of years (otherwise the policy is not a "qualifying" policy so that tax relief is disallowed on premiums, and there is a tax charge on death or maturity) it is of course possible to pay the tax

indeed I suspect that many

SAL's

competitors

have

it

in

use

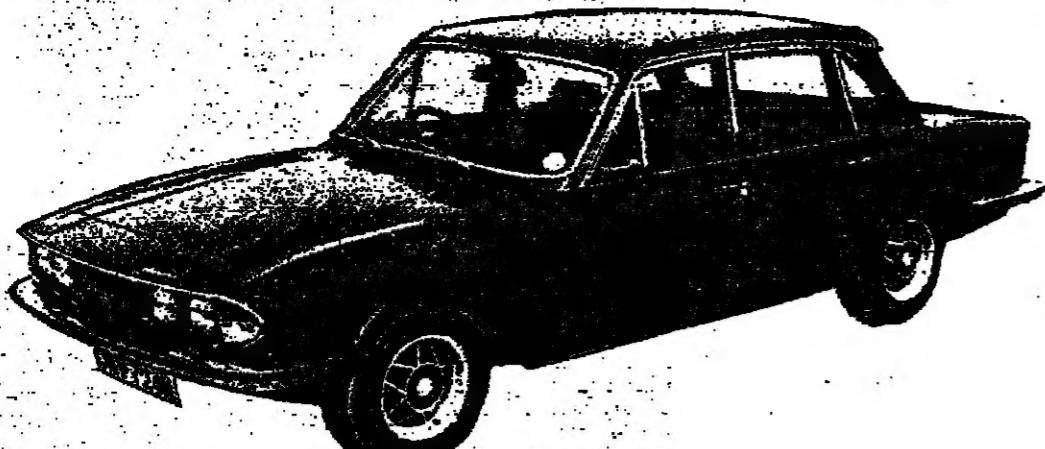
and

their

own

version

## Motoring



### Appeal of the warhorse

BY JAMES ENSOR

**THE TRIUMPH 2000 and 2500,** as is well known, is scheduled for replacement in the not very distant future by the new Rover SD1. So the improvements announced, this week, to Triumph's old six-cylinder warhorse, are likely to represent the final modifications to what has, after all, been for many years Britain's second most successful executive car. The Triumph, like its Rover stablemate, has had an enormously successful run since the first, modest two-litre versions of each were introduced some 11 years ago.

The impact of the energy crisis and the development of the more economical, more compact Dolomite line has had an inevitable impact on Triumph sales. The Dolomite, with its more efficient four cylinder engine, lacks only in smoothness and a little passenger and boot capacity compared with its bigger sister, yet offers notably better economy.

However, renewed acquaintance with the latest Triumph, in its 2500 S top-of-the-line form, reminded me just what an excellent car it is. The changes made to the car are really pretty minor. Externally, only the light alloy wheels from the Stag, and a new badge on the grille serve to distinguish it from its predecessor. Internally, the biggest change is the use of more efficient twin SU carburettors in place of the smaller carburettors used in the 2500 TC or the Lucas fuel injection used in the earlier 2.5 PL. The fuel injection was a major source of unreliability and upset to owners, perhaps as much from having servicing by inexpert mechanics as from the that provided more feel, even

basic failability of the design. Some owners have recorded no trouble at all; others have had endless problems. But at any rate, the switch to the more effective carburation and a change in the gearing to permit lower engine revs at any given speed should make the car both more economical and more reliable without any real loss of performance.

The 2500 S comes fully equipped with most of the options of the Triumph range as standard equipment. It has the rather over-light power steering from the Triumph Stag, which I am afraid contributes to a rather vague feel on the road and which I personally would prefer to dispense with, however much it simplifies parking and alpine driving.

Overdrive, operated through a switch on the gearlever, is also standard and improves fuel economy in motorway running as well as being very simple to use. Head restraints, an obviously sensible safety feature, are incorporated in the design of the seat, which is now very comfortable.

The suspension has been modified also, mainly to make the ride smoother and softer. With the use of the large Michelin XAS steel braced tyres, the ride seems well up to the standards of more modern saloons. The handling also remains very good, with plenty of adhesion, at least on dry roads, but I found that it was rather too easy to oversteer with the light steering. I should say, it still stands up well to even its competitors despite its age.

On the cost of heavier steering.

Nevertheless, the Triumph remains a remarkably comfortable, well-behaved and well-designed car. I still found myself admiring the layout of the instrument panel, with its large clear dials, and the placing of the key switches which are all close to hand on the steering column. The wood veneer used in the dashboard now has a vaguely old-fashioned look but it is still, in my view more appealing than most of the plastic boards used in competitive cars.

Perhaps the only sign of the Triumph's age lies in its engine. One has become so used of late to high performance four-cylinder engines, such as the BMW, Audi, Peugeot or Rover, in executive cars that it comes as a surprise to find a basically low-strung six-cylinder. The engine is, of course, smoother and less fussed, because of its extra cylinders, but I found that when revved strongly the noise level became fairly raucous.

Triumph has deleted certain

## Golf

### Warming up for the classics

BY BEN WRIGHT

OVER HERE in golf's premier division Jack Nicklaus has re-emerged after a month's absence to begin his warming-up programme for the U.S. Open championship in mid-June. He last appeared in the Tournament of Champions at Rancho La Costa, California, a delightful sort of house party limited to the tournament winners of the previous 12 months.

Having just previously

defeated Gary Player of his Masters' title at Augusta, Georgia, Nicklaus could fairly be described merely to have gone through the motions on Tuesday, when he will run headlong into at least two storms of protest from his charges. The first arises from his decision to cancel the Tournament of Champions on the grounds that it would conflict with Beman's idea for a 16-man World Series to be staged in September next year and thereafter as a climax to the American season.

As the owners of the luxurious Rancho La Costa invite all competitors in their tournament to bring along their families at the expense of the management, and the last placed competitor is assured of a \$2,000 cheque, this outburst is easily understandable.

Far less valid is the outcry against Tony Jacklin's reinstatement as a Player's card holder, without being forced once again to qualify at the U.S. PGA school. Jacklin told me yesterday that he was painfully aware of the resentment that surrounds his return to the fields of former glory. But he has always thrived in times of adversity and for this reason alone he may succeed again sooner rather than later.

As a long time friend and admirer who has always regarded Jacklin's tongue as his own worst enemy, it was delightful to be summarily deserted early on Tuesday evening when Tony rushed away after some hours of hard practice to telephone home and instruct his charming wife to bring the whole family over here as soon as possible. Realistically, however, I feel

he will even offer myself again for a ducking.

**Precaution**

Nicklaus, his arch rival, has confined himself to the business field in the interim period. He felt so tired before flying here on Tuesday he even took the precaution of having a medical check-up, only to be told that he was not more than healthily weary.

In practice on Tuesday afternoon on a course he had never seen before—Nicklaus last played in Memphis on a different, much shorter layout in

Memphis, Tennessee, May 22.

that Jacklin's anything but solid putting stroke is far more likely to thwart him than the objections of some of his less illustrious rivals.

From the potentially sublime to the distinctly ridiculous, it was with more speed than dignity that your correspondent, an opening lead in that suit, might be of great value. Intelligent use, this is a powerful weapon, but if used indiscriminately, it can recoil upon the doubler's head.

Let me start with a hand that occurred some years ago:

## Bridge

### Doubles can sometimes rebound

BY E. P. C. COTTER

CONTRACT WAS still in swaddling clothes when it was seen that the double of a cue-bid or World Championship? Here is something which the West player is unlikely to forget:

\* A Q J 7  
\* Q A J 2  
\* Q A K  
\* A Q 8

but what are we to say when a similar example occurs in a

World Championship? Here is something which the West player is unlikely to forget:

N \* K \* Q 10 7 6 4 \* 8 5  
N \* K 10 9 8 \* Q  
\* 6 \* 8 5 7 5 3  
\* 6 5 3 \* Q J 9 7 2

S \* 3 2  
\* 7 6 5 4 3  
\* Q 10 4 2  
\* A K

West dealt at Game to East-West, and after a pass North said one club, an artificial bid announcing 17 or more high card points. South responded one spade, another artificial bid which showed three controls, an

ace being counted as two controls and a King as one. Now

West saw fit to double, a course

of action that had nothing to recommend it, and retribution followed swiftly. Instead of bidding three no trumps, North saw a chance of a more profitable contract. He redoubled, and all passed—there was no way of escape for the luckless West.

The singleton diamond was led and won in dummy, and a diamond was returned for West to ruff. The heart return was taken by the Ace, and a third diamond was played to force another trump from West. West cashed his King of hearts, and continued with a heart which East ruffed.

The consequences were far-reaching. I immediately changed my mind and bid six hearts. I was assured of a club lead, and with the King marked in East's hand, it was likely that North, who was aceless, would have the spade King and so save me from the ignominy of losing the first two tricks to the Ace and King of that suit.

West duly led the seven of clubs, and as you can see, the slam was on ice. East was blissfully unconscious, and still is, for I have not enlightened her that she, in fact, bid the slam for me.

One expects this kind of foul play at the rubber Bridge table.

other room in a heart contract.

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The declarer won the club

return and led a fourth

diamond, which was ruffed by

dummy's Knave. Crossing to

hand with a club, South now

finessed the Queen of spades,

led the ten of clubs and ruffed

it in hand, and made the last two

trumps on the table. This gave

him two overtricks for a plus

score of 870, which was much

better than the 450 made in the

other room in a heart contract.

## STAMPS

### BY JAMES MACKAY

THIS YEAR is European Architectural Heritage Year, the culmination of a three-year campaign promoted by the Council of Europe to awaken the interest and pride of Europeans in their common architectural heritage. Many countries in Western Europe are now in the process of issuing special stamps as part of the publicity campaign.

our own Post Office made a handsome contribution with a series of five stamps released on April 23. The stamps were designed by Peter Gaud and printed in multicolour photogravure by Harrison and Sons.

The other countries which have so far announced their stamps have concentrated on prominent buildings. Denmark's trio, to be released on June 19, features the church of the Moravian Brothers at Christiansfeld, Gamle Kongsgaard at Lejre, and the late-medieval Queen Street in Elsinor. The stamps were designed by Margit Besiaikov and engraved by Arne Rüthmann. It is significant that many contributions to EAHY have been produced by the traditional copperplate engraved process, which is particularly well suited to the architectural theme.

Luxembourg's set of four stamps, released on March 10, includes a view of the Fish Market in Old Luxembourg, chosen by the Council of Europe as one of the 30 sites in its current programme of restoration. The other stamps feature the castle of Bourglinster, the Market Square in Echternach, George's Chapel Windsor, and St. Michael's Square in Mersch. The stamps were engraved and copperplate-printed in Vienna.

The other three stamps in the set are quasi-commemorative. The 8p shows Heron's Flamboyant House at the Old Royal Observatory, Greenwich, and coincides with the tercentenary of the Observatory this year. St. George's Chapel Windsor, which appears on the 10p stamp, was designed by Hendrik Petrus Berlage, best known for his fine stile Amsterdam Bourse.

Monaco has gone to the turn of the century for inspiration, in its series released on April 1. The stamps depict the Beguinage in Amsterdam, the Coopers' Gate in Middelburg and the village of Orvelte. A more modern note was struck, however, in the 35 cent stamp showing the St. Hubertus hunting lodge designed by Hendrik Petrus Berlage, best known for his fine stile Amsterdam Bourse.

Sweden will be issuing a set of five 75-cent stamps on June 13. None of the buildings depicted would figure among the tourist top 20, yet each has interesting architectural features, ranging from the church hospital at Skelleftea and the wooden Officers' Mess at Rommedal to the gunpowder factory at Falun respectively.

European Architectural Heritage Year has acquired the alternative title of Monuments tower in Visby and the ancient Protection Year, and it is this foundry and iron mine at En-gelsberg and Falun respectively.

The Netherlands has laid emphasis on medieval architecture in its series released on April 1. The stamps depict the Beguinage in Amsterdam, the Coopers' Gate in Middelburg and the village of Orvelte. A more modern note was struck, however, in the 35 cent stamp showing the St. Hubertus hunting lodge designed by Hendrik Petrus Berlage, best known for his fine stile Amsterdam Bourse.

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## MOTOR CARS

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THE FEDERATION OF COMMERCIAL

## Travel

# Paris need not be expensive

BY SYLVIE NICKELS

MOST PEOPLE were very disengaging about our idea of spending a long week-end in Paris, last August. It would be hot and airless, they said; full of foreigners and, of course, expensive. We went. Climatically we were lucky, for it was sunny but cool. Of foreigners there were plenty, as in any other European city at that time. As for the cost, anyone who wishes to can spend money in Paris; we wanted to see how cheaply, in fact, it could be done in basic comfort.

"We took the car over on an early crossing of Townsend Thoresen's Dover-Calais service (this year £40 return for the car and up to four adult passengers if for a maximum period of five days). We reached Central Paris by mid-afternoon, went into a small bar near the Place de la République, and ordered two glasses of wine at one franc each.

Certainly he could recommend a hotel, said the round bistro owner, and gave us the name of one where his grandparents always stayed. It was called the Grand Hotel de Famille, and cost Frs.30 per night for a double room which was spotlessly clean and included a private shower. Round the corner we found the family-run Restaurant de Bourgogne whose owner was even more rotund, which seemed to augur well. Here we regularly ate three-course meals from Frs.12-16 plus another Frs.7 for a bottle of wine. For 1975, without 10 per cent should be added to these prices.

For covering longer distances we bought a book of 10 tickets (still Frs.8) valid on the Metro and central buses. But most of the time we walked for this is not only the cheapest but most effective way of seeing Paris.

The Place du Tertre in Montmartre occupied us for most of a morning, watching the artists touching up their canvases of sketching quick, clever silhouettes of passers-by.

The embankments of the Seine were good for another half-day to revive old memories or Mornparnasse; and there were several visits to the half-moon of marvellous views and browse elegant acres of the Champs Elysées, lingering over coffees selling old prints and books that were three times the price and maps. One afternoon we of those served just round the river itself by Bateau Mouche. One evening we contacted a



Donald Cooper  
A tourist's must, the Place du Tertre in Montmartre, where local artists sell their work. In the background is the Sacré Coeur (Church of the Sacred Heart) built on the highest point in Paris.

It is excellent value at Frs.10 for 14 hours, and we could have done it for half the price on certain departures.

Most of another morning was spent along the canal near our hotel, watching great barges move their way in and out of the lock. Another day was confused with the famous Montmartre district.

Here in a massive Edwardian hall, waiters who might have stepped straight out of Louvre LaTroc painting skilfully balanced laden trays among the crowded tables. Elegant it was not, but entertaining and good value it certainly was. A meal

for three, with two copious courses and two bottles of wine came to about Frs.35.

We could have done much more sightseeing, of course, in terms of churches, museums, art galleries, and other cultural features. But on this occasion our aim was to get re-acquainted as it were, with Paris from its pavements, and we did not regret it.

If you prefer to leave less to chance, there are any number of tours from the U.K. lasting any number of days and at, more or less, any price level. Among the specialists offering the most flexible arrangements are: Paris Travel Service, Bridge House, Ware, Herts; Time Off, 22, Chester Close, London SW1X 7BQ; and Travelscene, 54, Baker Street, London, W.I.

We returned to Calais in a very leisurely way, leaving the main N1 just north of Montrouge to follow the minor, delightful and shorter road via Desvres and the valley of the river Couse. Although this was the height of the season, we barely saw any traffic on this road, apart for a few horse-drawn caravans which we learned could be rented for holidays in this area.

With a few hours to spare before catching the ship, we wandered through minor lanes and rural villages that seemed far removed from the busy nearby ports. And thus we stumbled upon the unpretentious Auberge du Moulin at Bourdonville, about 17 miles south of Calais.

We had our last meal in France here: home-made soup, an excellent omelette with lavish portions of fresh fried potatoes and salad; cheese; ice-cream—cost Frs.13 for two!

The restaurant, we discovered, is well known in the area and attracts clients from as far afield as Belgium with five-course menus, last year costing Frs.25 and including trout or smoked salmon, and a variety of game. So much, we thought, for all those stories of France's fancy prices.

Further information: French Government Tourist Office, 178 Piccadilly, London W1V 0AL; Townsend Thoresen, 127 Regent Street, London W1R 8LE.

When complete reconstruction became essential some years ago as the only way of preserving this historic garden, a great deal of thought was given to the precise period to which its planting should be restored. Wisely, I think, it was decided to choose the earliest so far as that was known and to improvise in the style of the 17th century where no positive information was available.

## Gardening

# A lesson in formal simplicity

BY A. G. L. HELLYER

WHILE MOTORING through Gloucestershire last week I called in at Westbury Court to see how the garden was setting down after its complete reconstruction by the National Trust. It was looking in fine shape with the new yew hedges already beginning to knit together and I was delighted to find a system of planting small beds which is not only right for this very old garden but has, I believe, a lesson for gardeners to-day.

If you prefer to leave less

to chance, there are any

number of tours from the U.K.

lasting any number of days

and at, more or less, any price level.

Among the specialists offering

the most flexible arrangements

are: Paris Travel Service,

Bridge House, Ware, Herts;

Time Off, 22, Chester Close,

London SW1X 7BQ;

and Travelscene, 54, Baker

Street, London, W.I.

We returned to Calais in a

very leisurely way, leaving the

main N1 just north of Montrouge

to follow the minor, delightful

and shorter road via Desvres

and the valley of the river

Couse. Although this was the

height of the season, we barely

saw any traffic on this road,

apart for a few horse-drawn

caravans which we learned

could be rented for holidays in

this area.

With a few hours to spare

before catching the ship, we

wandered through minor lanes

and rural villages that seemed

far removed from the busy

nearby ports. And thus we

stumbled upon the unpre-

tentious Auberge du Moulin at

Bourdonville, about 17 miles

south of Calais.

We had our last meal in

France here: home-made soup,

an excellent omelette with

lavish portions of fresh fried

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available.

And that brings me to the vulgar or confusing and, even if it is neither, it is fairly certain to be expensive.

The little beds at Westbury Court looked charming and they must have a relatively low cost of upkeep. Anyone with even a modest knowledge of plants could think of a score of ways in which such beds could be permanently planted and so save all or most of the cost and labour of replanting two or three times every year.

Victorians would have filled these beds with changing patterns of plants in season in an attempt to colour them as brilliantly as possible from April to September. At Westbury Court that temptation has been resisted and only a few of the beds, or sections of beds, are filled with temporary plants, which are at the moment entirely wallflowers. What will succeed them now that summer plants are due to go in? I have no idea, though I feel certain that it will not be variegated salvias, pelargoniums, or petunias, which would be far too garish for the setting.

But what really interested me was the planting of the remaining beds or sections of beds with perennials and permanent bulbs, such as purple-leaved sage and Liliium pyrenaicum.

Similar permanent planting is to be seen in the very carefully reconstructed 17th century gardens of Colonial Williamsburg in Virginia, though here the plants are generally used in random mixture, perhaps with an all-over carpet of lesser periwinkle or violets pierced by little clumps of juncus nodding star of Bethlehem (*Ophioglossum vulgatum*), and other old-fashioned plants.

It is regrettable that the white and golden variegated forms of Iris pallida have become so scarce and expensive for their stiff sword-shaped leaves make a dramatic contrast to bryony or lavender cotton, though there is really no need to go on and elaborate the design with intricate carpet bedding nor even to colour it brightly with temporary plants in season. If you do, the result may well be

## Nuisance

Some of the smaller bergenias

might be considered, notably

crimson-leaved *B. purpurascens*

which I recommended a few

weeks ago. The golden-leaved

balm (*Melissa officinalis aurea*) makes a good splash of colour

and there is also a paler yellow

leaved form of the spotted dead

nettle (*Lamium maculatum aureum*), which spreads quite

widely but is only about eight

inches high. But never be

tempted to admit the variegated

archangel (*L. galeobdolon variegatum*), for though its silvered

leaves are attractive it grows

much too fast and quickly

becomes a nuisance.

It is regrettable that the white

and golden variegated forms of

*Iris pallida* have become so

scarce and expensive for their

stiff sword-shaped leaves make

a dramatic contrast to bryony or

lavender cotton. However, they

are still available and even one

plant of each could be split and

split again over a period of a

few years to provide useful

stocks of these half-forgotten

plants.

## Spirits from bond down 14%

Financial Times Reporter

CLEARANCES from bond of spirits in the first quarter of this year fell by 14 per cent on the same period in 1974 to 5,163m. gallons.

Spirits, which accounts for more than half the spirits sold in the U.K., saw withdrawals from bond down by 14.8 per cent to 2.57m. gallons in spite of an improvement in March over March 1974.

Immature spirits, mainly gin and vodka, slipped 3.7 per cent over the quarter to 1.23m. gallons.

Rum slumped by 23.9 per cent to 586,000 gallons. Cognac was 23 per cent down at 253,000 gallons, and non-togue brands stabilised at 143,000 gallons, an indication of the trading down from more expensive products which has been a feature of the drinks business for some months now.

## TV Top 20

Week ended Mar. 18.

Homes Service (M)

1 Special Branch

2 Love Thy Neigh-  
bour

3 Edward Seventh

4 Crossroads (Tues.)

## How to spend it

### A bigger splash

If you're thinking of renovating or redoing a bathroom, don't miss the exhibition of bathrooms and fittings on show now at the Design Centre, Haymarket, London SW1. There are several interesting new developments to be seen of which the most generally useful is, I think, the increasing way in which different firms are getting together to co-ordinate colours and planning.

For instance, the bathroom shown below is the result of co-operation between the kitchen firm of Wright and the bathroom firm of Ideal Standard, who in turn had earlier got together with Pilkington who had produced tiles to match Ideal Standard's Penthouse colours.

The idea behind Wright moving into the bathroom is that it has until now been impossible to find ready-made the sort of storage and cabinets that fitted existing bathroom sanitary ware. Anybody who wanted the fitted look for their bathroom that is now standard in kitchens has had to resort to expensive cabinet-making made to order.

The inclusion of fitted cabinet furniture in the bathroom obviously opens the way to more luxurious bathrooms and Ideal Standard see it as a route to



Glynwood's Jupiter bath

the sleeping-bathing-dressing complex in which the storage for clothes, medicines, make-up, cleaning materials and so on can all be catered for in one integrated area. There are cut-outs in take basins, wall units

with mirrored glass as well as a variety of internal fittings for storage and a variety of finishes. Details of the cabinet furniture are complicated and I can only urge you to go and have a look for yourself at the Design Centre.

Another development in bathrooms is that apparently our ideas are all becoming more and more luxurious all the time and we are demanding bigger and better baths. A bigger and better bath than Glynwood's Jupiter Seychelles is hard to imagine. This one easily takes four children as the picture shows, it's made of acrylic that comes in a variety of 12 more or less lovely colours. It has a good wide border all round for taking the innumerable bath-time accessories and the whole measures some 1.800 by 1.100 mm. This particular size will set you back £300.

It too, is on view at the Design Centre but write to Jupiter Plastics, Glynwood Plastics, Brickhouse Lane, West Bromwich, Staffs., for further details.



Fitted furniture moves into the bathroom

### Short-listed

COME THE spring and early summer and almost the entire British population rises up and redecorates its houses—or so the paper and paint manufacturers would have us believe. If you are actually in the process of redecorating, or about to do so, you might like to know that there are some exceptionally charming new wallpapers from the Swedish firm of Duro on sale at Osbornes and Little, 304 Kings Road, London SW3.

All the papers are waterproofed, pre-trimmed and ready-pasted so that they are relatively easy to hang. The designs range from small, delicate flowers geometrically arranged on contrasting backgrounds to stripes and trellises often interspersed with flowers. The colours are fresh and original—for instance a white and pink stripe on grass green, a tiny green and orange flower on a pink background or a formal white daisy on a brown background.

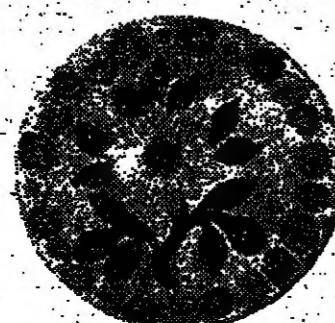
Prices of all 12 designs (which come in some 50 different colourways) will all be £5.50 per roll plus VAT.

THERE HAS never been a better selection of plant-pot holders around than there is at the moment. From all over the world, wood, stone, clay, leather and pottery, there is a pot to suit all tastes. One of the nicest to my mind is this new plastic white pot shaped like a traditional country butter tub. It comes from Portugal and there are two sizes, one is 12.5 cm high and sells for £1.40, the other is 14.5 cm high and sells for about £2.00. Available from Etcetera, 47, Golders Green Road, London NW11, Fenwick's of Newcastle, Kendal Milne, of Manchester and Frasers, of Glasgow.

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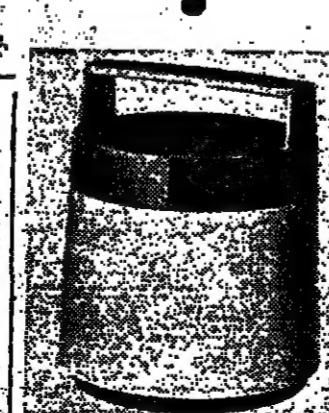


A Baccarat double clematis weight, 2½ inches, sold on 5th May, 1975, for £5.30

for information and advice telephone or write to Mrs. Sarah Baanic

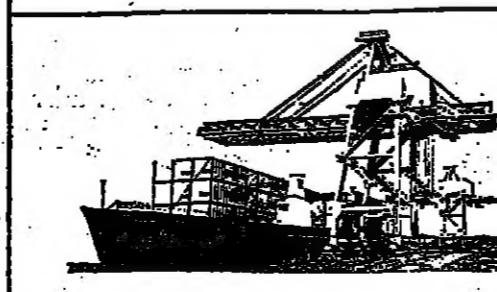
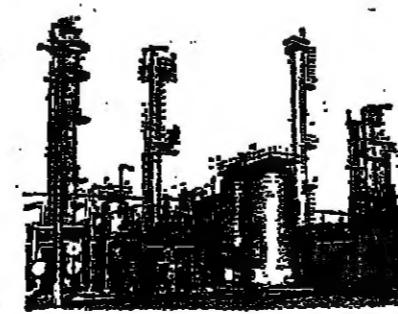
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SO OFTEN on British picnics hot food is infinitely more suitable than cold. Using Insulux food jars means that you can take hot food, like soup, stews, curries or whatever, and know that the food will still be hot when you time to eat. The wide-necked mouth means that lumpy food, like stews, can easily be poured in and out. The Food Jar holds 30 ozs and is 9 inches high. It costs £3.75 and is available from a large variety of shops including Boots, Timothy Whites, Woolworth Stores, Army and Navy Stores.

ALL THOSE who know Tony Rudd as the active chairman of the shareholders Rudd and Co. will have been somewhat surprised to see me refer to him as an ex-stockbroker. He is very much not, his wife Ethne Rudd runs Chalcots House which I wrote about last week and although he's looking forward to retiring one day to tend his own vineyards in the Wiltshire garden, that time has certainly not come yet. My apologies.



JULY, 1975

by Lucia van der Post

### Every little helps

IT'S NOT often that I'm able to bring news of prices going down. In fact, it usually causes for us to increase our prices if somebody manages to keep them at the same level as six months ago but this week I have news of a firm that has managed to do just that.

Artemide are an Italian firm with a wholesaling operation over here, who are renowned for the quality of their design. Many of their products are well known to anybody who has followed modern design and they are used and specified by architects.

They are perhaps most famous of all for their lighting most of which has a very typical Italian panache which seems to stem from a combination of simplicity and boldness. Probably their most photographed lighting of all is the snake light, as does Co-existence of Bath.

The Dodona shelving photographed here is made from ABS plastic and comes in the aforementioned green, white or black (black being to my mind particularly chic). It can come with or without backs and the uprights are in four different heights—70 cm. (25.77), 140 cm. (59.25), 210 cm. (112.70) and 280 cm. (119.80). Shelves are £6.95 each and are 70 cm. wide and 30 cm. deep. There is a heavy ABS shelf which forms a desk, as in the picture, for £13.95. Because the material is formed by extrusion all the shelves or uprights are easily cut to any length which helps if there are precise alcoves or walls that have to be fitted.

To give you some idea of the reductions being offered, the Artemide would open its own showrooms displaying their own lighting and furniture (something in any event that most furniture shops are unable to do really properly due to lack of space) and in this way they would be able to cut down margins and sell the same things to the public for a little less than the current prices.

Being high-quality products they were never cheap and what with prices rising all the time they decided that something had to be done if they were to go on having a market.

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## OVERSEAS NEWS

**AFM talks with parties to defuse Portugal crisis**

By JANE SERGERON

**THE Socialist and Communist** tent of divisions among the top leaders before the political crisis with Portugal's political parties. Dr. Mario Soares has commented in the past eight days on the dangers of a military attempt to squeeze the parties from the "AFM people's alliance." Since the Socialist leader's stand yesterday demanding satisfaction from the military on "fundamental issues" of Portugal's progress towards democracy, the Communists have put out a stiff communiqué, accusing the Socialist leader of hysteria, and of working for the "forces of reaction."

The fact however is that Dr. Cunha's maximisation over the military anti-party officers appears new strategy of further demoting the parties and encouraging revolutionary workers' committees are at least as strong as those of Dr. Soares. Further efforts by the anti-party officers are likely on Monday, when a second extraordinary meeting of the AFM General Assembly is being convened following last Monday's inconclusive and quarrelsome affair.

Unsourced and attributed to a special correspondent in Beirut, the Al Ahram news item says that Libyan military men will go to the Soviet Union for training. It adds that Mr. Kosygin told Col. Kheddi that, in view of the shortage of military cadres in the Libyan Army, Soviet experts would be required to operate the sophisticated

weapons which has already been quite clear and these separatist meetings further indicate the ex-

LISBON, May 23.

**Lebanon appoints military cabinet**

BEIRUT, May 23.

PRESIDENT Suleiman Franjeh to-night named retired Brigadier Nureddin Rifai and a military government for Lebanon after four days of fighting in the suburbs of Beirut between Palestinian commandos and right wing phalangists. All but one of the eight members of the new cabinet are military men.

The surprise move came as yet another ceasefire was declared in the battle between the Palestinians and Phalangists which has claimed 40 dead and 100 injured. More than half an hour after shooting was supposed to halt automatic gunfire echoed around the city centre. But it was not clear whether it was an exchange of bullets or merely triumphal volleys.

Earlier to-day the fighting had spread through the Beirut suburbs. Rockets and mortar bombs tore into buildings in the south eastern parts of the city where the Tel Al-Zatar and Jisr El-Pacha Palestinian refugee camps overlook suburbs peopled mainly by Phalangists.

But to-night a mixed

Lebanese-Palestinian patrol moved operating in a fresh move to end the strife. The Palestine news agency WAFA said it was the first of four or five patrols formed from the army, internal security forces and commandos.

Lebanon has been virtually without a government since Premier Bashir Al-Solh resigned last week. More than half his cabinet deserted to protest over the Government's handling of serious heavy fighting here last month when at least 140 people were killed and hundreds wounded.

By naming a military government President Franjeh has avoided the prolonged process of political horse-trading which would have been needed had he asked a civilian politician to form a cabinet.

Brigadier Rifai said in a statement read over Radio Lebanon that President Franjeh had decided to form a military government after the deputies in Lebanon's single-chamber parliament unanimously asked him to form an administration of stability and security. Its task will be to put an end to the internal troubles which have plagued the country during the past few months.

At the moment there are no obvious buyers in sight. Fiat, which already has a 50 per cent stake in Ferrari, has suffered heavy losses after taking over Lancia and is finding sales of the Fiat 130 luxury model sluggish except in the U.K. market, where this top model in the Fiat range does surprisingly well. Fiat is trying hard to diversify away from automobiles. Alfa Romeo, the IRI-controlled State automobile company, is running at a heavy loss and desperately trying to sell its own range of high-performance cars. It is difficult to imagine more State money being poured into the luxury car sector.

THE American ban on arms shipments to Turkey may trigger a Turkish military assault against Greece, a senior U.S. official aboard Secretary of State Henry Kissinger's plane said to-night.

Mr. Kissinger flew here from Ankara for a brief stopover and talks with Spanish Foreign Minister Pedro Cortina.

The official cited Turkish anger

over Greece's fortifying Aegean Islands at a time when Greece and Turkey are disputing ownership of oil reserves in the Aegean Sea. He linked this to Turkish military shortages due to the U.S. arms embargo. "If the Turks run out of spare parts, they may

**Sceptical reaction to Soviet-Libya 'military deal'**

BY MICHAEL TINGAY

CAIRO, May 23.

THE report that Libya is to allow the Soviet Union to establish military bases on its territory is being going to Libya rather than Egypt and is worried at the prospect of an even larger Libyan arsenal being created in some quarters has in the belief that the idea of an arms deal concluded after Mr. Sadat's expulsion of his own Soviet advisers.

Hans Koenig, editor of the main story of to-day's edition of the usually reliable newspaper Al Ahram. A number of well informed sources who were in Libya last week for the visit of Soviet Premier Alexei N. Kosygin, Soviet sources said on Friday, They said the new arms pact involved the supply of about \$800m worth of aircraft, missiles and other weapons. It was concluded earlier this month when Soviet Premier Alexei N. Kosygin visited Libya, they added.

A spokesman for the Libyan Embassy in Beirut noted that one of the principles of Col. Kheddi's regime was not to permit the establishment of any foreign military bases on Libyan territory, UPI reports.

Our East Europe Correspondent writes: The deal—whatever its scope—would appear to mark quite a diplomatic breakthrough for the Russians who have been keen to extend their influence in the Middle East in the run-up to any settlement negotiations.

It did not state what new weapons would be made available, nor did the text make clear whether facilities offered to the Russians would be actual bases or simply supply and maintenance facilities of the kind enjoyed in Syria.

**Arms ban may incite Turks, U.S. official warns**

SPAIN, May 23.

THE American ban on arms shipments to Turkey may trigger a Turkish military assault against Greece, a senior U.S. official told newsmen aboard the plane.

Mr. Kissinger found the Turks—the Government, the opposition parties, the military and the public—"profoundly offended" by the arms ban, the official said.

In two days of talks with Turkish leaders, Mr. Kissinger tried to reassure them that America remains their ally and expressed U.S. desire to help bring a Turkish-Greek settlement.

But he found the Turks talking tough about the arms ban.

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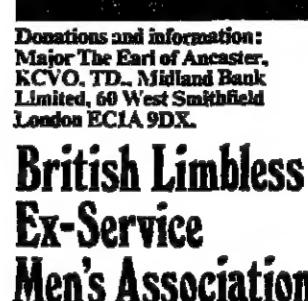
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3	SURNAME
4	ADDRESS
5	POST CODE

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6	SIGNATURE
7	DATE

Reg. office as above. Reg. in England 926906.  
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Frontispiece to 'Satire on False Perspective' by William Hogarth, pen and grey and brown ink, grey and pale brown wash. 8½ in. by 6 in. (21.2 cm by 16.7 cm). To be sold on Tuesday, June 17th in a sale of Important English Drawings and Watercolours.

Christie's sale on June 17th will include a rare and interesting group of drawings by William Hogarth. Among them is this study for the frontispiece of Joshua Kirby's *Dr. Brook Taylor's Method of Perspective*, made easy both in Theory and Practice, published in 1754. In this drawing, Hogarth displays his satirical humour by deliberately making as many errors of perspective as possible: the figure leaning out of the upstairs window of the house is seen lighting the pipe of the man on a distant hill.

This study has belonged to many of the most notable collectors of English drawings: Samuel Ireland, George Baker, William Estelle, H. P. Standy and Dr. Percy, and was sold at Christie's three times during the last century.

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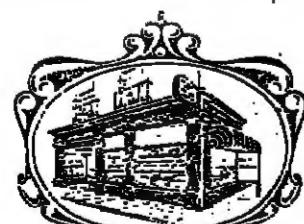
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# Collecting wisely Paper money on offer

BY JUNE FIELD

IN THESE days of monetary problems, notaphily, the generic term for the relatively new collecting field of paper money (from the Latin *nōta*, note, and the Greek *philos*, love), would appear to be particularly appropriate, or strange, depending on how one considers it.

Forming a collection of paper money is claimed to have one great advantage over the more established hobbies of stamp and coin collecting. It is still possible to assemble an interesting collection for a modest outlay. Yet even so, the field is not untouched by current price rises.

In 1968 leading paper money expert Colin Narbeth, managing director of Stanley Gibbons' currency department, was writing Hien T'sung around A.D. 820, that this note changed hands on a "swap" basis for around £300 about five months ago. The pre-sale figure is now £1,200.

On Monday June 9, Glendinning famous Ming notes of China money deposited with them for safe keeping.

China, too, experienced inflation before most other countries had even heard of paper money. A frightening summary of inflation in various parts of the world is given by Yasha Beresiner and Colin Narbeth in their first auction.

The Story of Paper Money (David and Charles £3.50). As

(David and Charles £3.50). As

they point out, possibly the only

benefit derived from inflation is

in the conception of the word

"Assignats" are

French notes of the 18th cen-

tury, taking their value from

expropriated church lands,

which were extensively forged

and soon lost their value; bi-

llar de confiance was local emer-

gency low-denomination paper

money issued in France after

the Revolution because of a

shortage of coinage; skin money

was Russian currency used in

Alaska, at first printed on skins,

later on card or parchment; and

a "shinplaster" is slang for

Canadian 25c fractional cur-

rency.

Paper money is of course a

general term for all forms of

inscribed paper which were in-

tended to represent fixed sums

of money. The Chinese used

everything from white

deerskins to tortoise shells as

currency, and it is China which

is credited with producing the

first paper money.

While the actual birth is

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### 50ct Boer War, prisoner of war note

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## HOME NEWS

**Travel crash cash repaid by autumn'**

By Arthur Sandes

HOLIDAYMAKERS who lost money in the travel company collapses of last year—notably in the Court Line crash—may get it back by the autumn.

Mr. Eric Deakin's Trade Under-Secretary said yesterday that there were no end to the problems—but the bulk of them should be dealt with and repaid by the autumn."

There are some 46,000 claims, 35,000 involving Clarksons, and they affect 150,000 holidaymakers who booked holidays with more than half-a-dozen companies which ceased trading last year.

Mr. Deakin was speaking the day after the Air Travel Reserve Fund Act, which provides a further safeguard for travellers, received the Royal assent.

Meanwhile Thomson Holidays and British Airways were involved in a bitter row over holiday surcharges.

**'Immoral'**

Mr. Francis Higgins, Thomson's managing director, claimed that some of his rivals were asking for unnecessary "cost-of-living" surcharges on holidays. It was "immoral".

He said British Airways was charging up to £8.33 on some package tour flights when Thomson estimated the surcharge should be 20p.

Mr. Gerry Draper, BA's travel division director, replied that Mr. Higgins had mixed up charter and scheduled flights. Charter passengers would pay the surcharges that most companies, including Thomson, had agreed.

Scheduled surcharges were a different case—and last year the situation had been reversed with scheduled having the lower surcharge.

**L & G buys £2.5m. house**

By John Trafford, Property Editor

AS PART of its decentralisation programme, Legal and General Assurance has bought an 18th-century house in North London for £2.5m., to serve as the headquarters of its general insurance operation.

The property, Northmet House in Southgate, has served for 27 years as headquarters of the Eastern Electricity Board until it was moved some months ago.

Legal and General is to spend £750,000 on internal conversion before moving early next year into the 52,000 square feet offices. The 400 staff who will work there will be drawn partly from the group's headquarters at Temple Court in the City of London and partly from other London offices.

**BR's £340m. 'not enough'**

THE GRANT of £340m. for British Rail's passenger system this year would not meet all the increased costs of providing a rail service, Neil Carmichael, Parliamentary Under Secretary for the Environment, warned MPs who pleaded in the Commons yesterday for improved commuter services.

Top priority for the Government must be to combat inflation, the Minister said.

**Group results for the quarter to 31st March 1975**

# Ultramar Company Limited

Consolidated financial results	First Quarter 1975	First Quarter 1974	Year 1974
	£000	£000	£000
Sales	49,660	71,973	251,454
Profit on trading	7,544	6,462	23,638
Amortization, depreciation, depletion and amounts written off	2,360	1,309	7,885
Profit before taxation	5,184	5,153	15,743
Taxation on profit for the year			
Current	1,542	823	3,446
Deferred	164	1,259	218
	1,706	2,082	3,664
Profit attributable to Ultramar Group	3,478	3,071	12,079
Cash flow from operations	6,002	5,639	21,671
Earnings per stock unit	10.9p	9.6p	37.9p

**Notes**  
In the first quarter of 1974, under the oil crisis conditions then prevailing, the Group traded in a substantial volume of crude oil which did not recur in the first quarter of 1975. This is the explanation for the reduction in Sales shown above and in the volume of Sales of oil shown under 'Operating results'. Refinery products sold in the first quarter of 1975 show an improvement of 6,069 barrels per day over the first quarter of 1974.

Group earnings are very largely in US and Canadian dollars which for the three months to 31st March 1975 have been translated into sterling at US and Canadian \$2.40 to £1. The comparative figures for the three months to 31st March 1974 give effect to the exchange rates adopted for the 1974 whole year Group Accounts, i.e. US \$2.35 and Canadian \$2.325 to £1.



Ultramar Company Limited, 1-2 Broad Street Place, London EC2M 7EP

## Datsun accuses U.K. car makers of 'distortion'

BY TERRY DODSWORTH, MOTOR INDUSTRY CORRESPONDENT

THE ROW that had been simmering within the Society of Motor Manufacturers and Traders over its Japanese car dumping allegations erupted yesterday when Datsun accused the British in and some cases simply not true."

On the question of prices—a key issue is whether the SMMT's allegation is based on the belief that car prices have been stabilized in Japan and therefore, the letter accused Mr. Bowbrick and his members of giving figures to the press which were distorted, taken out of context and quite unjustified "a systematic true."

Datsun U.K. importer of the Nissan-made Datsun models, is a member of the SMMT, which has made out the case against Japanese cars, urging immediate import duties and a thorough investigation of the Japanese industry. The plea is being considered by the Government.

Datsun wrote yesterday to Mr. John Beswick, director of the

British Housewives should referendum to get cheaper food, according to a group of women Labour MPs.

The anti-Market MPs said yesterday: "Stay in, and food prices will soar by 40p in the pound over two years: come out about 21p per pound, which will fall to 16p per pound, now about 35p a pound could fall to 28p."

The Government so far has refused to put an import duty on Japanese cars and is continuing preliminary discussions on the SMMT claims, lodged only 10 days ago.

It dismisses the subsidisation argument as "cheap propaganda," demonstrating "economic ignorance." Japan had

achieved high productivity from a high level of automation, and the Sunny and Cherry had been increased in price by 24 per cent in Japan over the last 18 months.

Moreover, if the small Japanese cars were prevented

from entering the U.K., Continental manufacturers would be the only ones who could fill the gap.

Datsun also dismissed the argument that jobs had been lost in Britain because of Japanese sales. The importers bid themselves provided jobs.

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## FINANCIAL TIMES SURVEY

Saturday, May 24th, 1975

Job in Lts

**Building Societies**

Building societies are celebrating their bi-centenary this year in grand style. They are attracting very large sums from the investing public and are very well placed to satisfy the home-owning aspirations of the British public.

**THE EXTENT** of the building societies' success, unparalleled anywhere else in the world, is inevitably overlooked during the detailed and continuing analysis of their policies and performances and while events have proved the movement as a whole to be innately conservative and, accordingly, slow in adapt in an ever-changing world, much of the criticism of its expansion and growing influence.

It is a measure of their recent success that societies could write off 1974 as an extremely disappointing year when, in fact, they managed to take in over £2bn. from investors — a third more than just three years previously—and advance nearly £5bn. to 485,000 people wishing to buy their own homes. Britain's largest building society, alone lent over £520m. last year, and by the end of 1974 had assets of £3.7bn.

But, if nothing else, 1974 made societies realise that the unprecedented growth rate experienced in the preceding few years could not continue as right, although 1975 already looks certain to go down as another very successful period.

With less than five months behind it, the movement expects advances this year to top the £3bn. mark and hopes to help upwards of 1m. people purchase a home.

For the moment, societies are

growing receipts in just one month millions of present and potential home owners, as well as trends.

net receipts rising by 50 per cent above the previous month's peak.

Mortgage advances crept close to £100m.

and another £466m. was approved, the largest total ever achieved in one month.

But despite the success, societies have refused to allow their "memories" to become clouded by current events. They remember only too well that a little over a year ago, they were being forced to pay out more over the counter than they were managing to attract in. The problem arose as a result of a non-competitive interest rate structure which societies were not allowed to change because of the repercussions for the borrower.

**Paid off**

The solution eventually came in the form of a repayable government grant, which gambled on the fact that competitive interest rates would fall and societies would again prove attractive to investors.

And although the gamble paid off there are few people in the building society movement who relish any repetition of similar events.

It is in fact the sheer size

of the building society world

to-day which in itself has com-

plicated life and, to some

extent ensured that societies

no longer remain in complete

control of their own destinies.

The fortunes of the move-

ment now have a direct and

in the book during April, with sometimes substantial effect on

determining future housing needs. Such has been the flood of funds made available for home loans that it is likely to last much longer.

In a traditional response to a healthy flow of funds, societies are loathe to take any action which may quickly leave them out of step and which would have—as at the beginning of 1974—a disastrous effect on the flow of funds.

In a traditional response to a healthy flow of funds, societies are loathe to take any action which may quickly leave them out of step and which would have—as at the beginning of 1974—a disastrous effect on the flow of funds.

Societies have performed a particularly difficult balancing act at the present time, trying to feed the market with sufficient finance to encourage house builders out of the worst

statements to the effect that they have to see what effect the reduction in rates next month will have on their ability to attract money, although the announcement rather than the implementation of a slightly less attractive deal for the borrower has clearly had no effect.

**Minimise**

But in the belief that competitive interest rates could find themselves seriously out of line in the money market and another shortage of mortgage finance would arise, unless they were allowed to push up their own interest rates, so raising the cost of home loans. It is the suspicion that, once again, they would not be given complete freedom to do as they thought best, which now makes them wary of taking any decision that might later have to be altered.

**Minimise**

It is the potential problems which lie ahead, rather than the present position, which now governs the societies' attitudes and, consequently, every effort is being made to ensure that if circumstances take a turn for the worse then the movement will be able to minimise the impact on prices and on building activity with a steady release of accumulated funds. Clearly, any further let-down for an already extremely sensitive house building industry could have long-lasting repercussions on the future housing market.

Building societies are correct when they emphasise that the availability of mortgage finance does not by itself dictate the progress of the private housing sector and the rate of price increases, but recent events have forcibly reminded the movement of the magnitude of its financial and social responsibilities.

By MICHAEL CASSELL

**Riding a crest**

By MICHAEL CASSELL

Concerned. For they know that the Government of the day now not only expects them to provide the essential finance for expanding home ownership but that the movement must accept far wider responsibilities in respect of the housing market's continuing development. It is widely believed that building societies were largely responsible for the last house price boom three years ago, as well as the resulting collapse in the building programme, and while the societies themselves will argue quite effectively that they were only partially responsible, that societies are now operating and why, despite their overwhelming successes at the present time, they find themselves

recession for over 20 years and cannot meet demand are largely yet knowing that if too much the result of choice rather than money is pushed into a necessity—but there is a growing restricted market, another strong conviction that circumstances might be considerably less buoyant later this year.

If the inflow of investors' cash could quickly be triggered off, does continue to reach such

little immediate danger. The months, societies know that the large stock of unsold homes which has accumulated over the last three years, as well as the resulting collapse in the building programme, and while the societies themselves will argue quite effectively that they were only partially responsible, that societies are now operating and why, despite their overwhelming successes at the present time, they find themselves

in which the present Secretary for the Environment, Mr. Anthony Crosland, has so far eluded everyone.

It is against this background

that societies are now operating and why, despite their overwhelming successes at the present time, they find themselves

in which the present Secretary for the Environment, Mr. Anthony Crosland, has so far eluded everyone.

Again, tradition would have it and to wait and watch what happens elsewhere. If other

interest rates do begin to rise,

the lengthy list of mortgage applications, demand is still slack set to get 0.5 per cent. less, on the embarrassment of too high

house prices are still historically

would be changed in order to and attention might then have

bilities.

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Johnnie and Ida

## Builders in trouble

THE PRIVATE housing industry has spent the best part of two years in sharp decline and complete stagnation, but the enormity of the nation's general economic problems seems to have overwhelmed the sector's desperate plight.

There can be few times in the past when builders have made as many urgent cries for help and when assistance has been more genuinely needed. But the Government's actions have been governed by the country's mounting financial crisis and the most house builders have received for their efforts are sporadic attempts at limited, and usually indirect, help. There are those, in fact, who claim that many of the policies introduced or planned by the present administration have only compounded the problems and that the future looks bleak.

Following the unanticipated boom in house prices in 1972 and the high level of housing output which lasted for two years, the market went into sharp reverse in the following 12 months as prices shot ahead of incomes and house purchase appeared to lose its attraction almost overnight.

Last year, the house builders started work on only 251,000 homes against 327,000 in the previous 12 months, with starts in the private sector down from 225,000 to under 105,000—the lowest total since 1953. Total housing completions in 1974 fell back less dramatically from 294,000 to 268,000, with the private sector totally responsible. Fewer than 140,000 homes were finished compared with 186,000 in the preceding 12 months and the worst performance since 1958 would have been lower still but for an improvement in council housing.

In 1972, house builders had been fully stretched starting work on over 350,000 homes and completing 320,000, but by the end of last year the industry was barely ticking over.

There have, however, in the early part of this year been the first signs of a significant change in the situation and although many observers might be anxious to begin predicting another substantial upturn in

housing output and a sharp increase in prices, there is clearly still a long way to go before this happens.

The encouraging evidence has come from both the Department of the Environment and the National House-Building Council, and although the figures differ they both suggest that the industry has clearly bottomed out. The NHBC reported earlier this week that in the first four months of this year private housing starts increased by 28 per cent to 41,605 compared with the same period a year earlier. The Council expects that, on present trends, starts this year should exceed 100,000, with completions reaching around 150,000, so although an improvement seems likely it will apparently be of minor proportions, a view to which most companies and building trade bodies would now subscribe.

### Lending

There is no doubt that house sales have picked up substantially in the past few months as building societies continue to step up lending programmes and some degree of confidence, though still very definitely limited, is returning to the house builders. Other figures this week showed that new house prices in the first quarter of this year rose by a modest 3 per cent, though after a year when prices overall stood still, such a development might provide an added stimulus to start work on homes.

Just how the market does develop will depend to a great extent on what happens to the levels. The societies' recent experiences have been such that they had little difficulty in repaying the loan in the as the well canvassed stabilisa-

tion fund.

The irony of the present situa-

tion is that with funds still flooding in at extremely high levels, societies appreciate the cannot continue to build up liquidity levels too far and, in the near future, they begin to meet effective demand, the surplus volume of funds may well have to be directed into just the type of stabilisation bank which the government has in the past been anxious to see.

At the time of the Govern-

ment's announcement there was

also reference to the fact that,

in search of the oft-sought-after

but elusive stabilisation of

housing finance, the Govern-

ment might in addition expect

to see a device for retaining a

percentage of building society

funds when these were plen-

titute for use when the position

was not so buoyant. That device,

says the societies, has always

existed, has always been used

and is known as liquidity.

Their liquid assets, they say,

represent an effective ad hoc

stabilisation mechanism and it

is mounting concern about

future economic developments

which has led to liquidity levels

being built up to record

levels in recent months. To

criticism that societies have

been holding back funds and

disappointing many potential

borrowers at a time when

money is plentiful, the societies

emphasise that they are simply

doing what everyone, particu-

larly the Government, is asking

of them, namely, to stabilise the

release of housing finance.

Disappointment for some now,

the theory goes, could avoid

disaster later.

The present government, how-

ever, has never really been con-

vinced that that of liquid assets

is the correct answer, although

possibly because it wishes to

see a system over which it has

a greater degree of control such

as the well canvassed stabilisa-

tion fund.

House prices, do, however,

look set to rise fairly substi-

tially in the medium term. With

incomes increasing substan-

tially, there is certain to be an

inflationary effect on prices and

indeed, significant rises seem

necessary if builders' pro-

grammes are to expand.

For too long, the costs they

have faced in erecting homes

have run well ahead of the

prices the market will stand

and as demand gathers pace the

rate of price inflation will

be a lot higher than the

current rate of inflation.

Meanwhile, the rest of the

private sector housing to net inflow is building up in the

increase of the movement

which traditionally has been

encouraged to be so

its own form of stabilisation

fund. In April the liquidity

level was up to 18 per cent

well above what even the most

conservative society regards

as prudent.

Now the question which the

Government and the societies

must solve is what should

happen to this surplus liquidity

if they agree that it should not

be immediately lent out. One

idea mooted is that the Govern-

ment should create a special

fund into which the societies

can channel excess liquidity at

an interest rate equal to, or at

least closely related to, the

mortgage rate.

Some sort of scheme along

these lines could ease the

internal economic problems of

the societies themselves which

are currently working on very

fine margins. But it does not

take us far along the road

towards resolving the problem

of competing political aims of

stable house prices and a

healthy private building trade

which currently appear to be

tearing the Government and the

societies into all kinds of

knots.

Sandy McLachlan

Financial

Mo

Financial Times Saturday May 24 1975

## Mechanism

They certainly do not feel inclined to solve the problem by reducing interest rates

cutting the flow of funds

source, again because of the

conviction that any mon-

ey which they can manage

attract should be taken in an

held, in some way, until it

is required. The trouble with an

formal stabilisation mechanis-

is that the decisions surround-

ing the timing and extent of its

use would prove difficult

make and someone would have

to accept the responsibility for

taking them.

But despite the problem

which undoubtedly lies ahead

there seems a good chance that

the one thing which everyone

wants to avoid—anything ap-

proaching a repetition of the

</div

## BUILDING SOCIETIES III

JULY, 1975

## Mortgage requirements

UPWARDS of 500,000 people average incomes paying the two years, quite apart from the standard rate of tax the repayment mortgage with a building society is usually the best proposition.

The loan is taken on at an interest rate which is recommended at that time by the Building Societies Association one with an interest in the house market knows, is almost any individual house altered up or down if societies have to adjust their interest rates to remain competitive in the savings market. It is now a well recognised fact that during the last housing "boom" of 1972, many mortgage applicants were allowed to borrow to the maximum capacity as defined by building society rules and in some cases beyond. Shortly afterwards, however, they faced an unprecedented 3 per cent. increase in the loan rate in under a year and the rise undoubtedly placed a substantial financial burden on many mortgage holders, with the cost of buying their homes rising far beyond their original expectations.

The interest paid on the loan is liable for tax relief, which can be claimed on the average increase in incomes and so helped to burden, and for most people on the housing market for

are given to low wage earners that a young married couple can least afford the high cost of a mortgage at the start of their life together, experience actually shows the reverse to be a sensible, though not universally suitable, method to help some people out.

Much public interest has recently been directed towards a scheme to help another "hard-pressed" sector of the house buying public. In January of this year, the Government announced outline details of a plan which would help first-time buyers climb on to the private housing ladder, despite some muffled mutterings from societies about how half of all their loans did, in any case, go to this category and so how much more were they supposed to do?

The scheme is nevertheless going ahead, despite some serious misgivings about the low-start concept. Under the plan, the borrower will have to be a first-time buyer and the price of the property must not be more than £14,000 in the south east. No one in the region earning more than £4,000 a year will qualify. Elsewhere, the price limit will be £11,000 and the income ceiling will be £3,800.

Building societies are not obliged to offer the scheme but it seems that most will keep it on hand and not forcefully promote it. Quite apart from the fact that every low-start mortgage granted will mean an initially lower income for the society, they are genuinely concerned about the very basis on which such a plan operates.

Many society executives will argue that instead of assuming day. Each method has advantages.

## Councils

While on the subject of first-time buyers, potential mortgage applicants should not forget that in many cases they find their local council willing to help out, though the latter's ability to do so might now have been seriously undermined by the recent announcement of Government-imposed cuts in local authority home loan schemes. Last year, authorities almost doubled their share of the total mortgage market, to around 13 per cent.

An estimated 400 local councils now offer mortgages and in many cases they are prepared to deal with the type of proposition which building societies might consider to be of a higher-risk nature. For the present, funds from this source might be hard to get, but an inquiry might produce unexpected results.

Moving to the other end of the scale, an alternative to the repayment mortgage under which the debt is gradually reduced over a fixed period is a life policy which is used as a means of building up capital to clear the debt at the end of the

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CONTINUED ON NEXT PAGE

THE TOTAL number of building society accounts has risen since 1951, while the average size of mortgage who also have savings the deposit has more than with a society. Doubled—highlighting the movement's remarkable success attracting a high level of savings share of a fast-growing savers' attitudes but an even personal savings market. However, the real return offered by the societies has been steadily eroded over the years as inflation has accelerated. Rising future investment among equity prices, have, as with other savings media, tended to favour the borrower rather than the lender and building society depositors are now seeing the real value of their holdings decline rapidly as the return offered falls even further behind inflation.

This trend seems to be having little impact on savers' attitudes to judge by the very high levels of society net receipts over the past few months, though this also has a lot to do with the competitive situation and general desire for readily realisable assets. The strong hold of societies on British savers has been highlighted in a study *Personal Savings and Wealth in Britain* carried out by Professor E. Victor Morgan of the Economics Advisory Group, and published by the Financial Times Business Enterprise Division.

The study shows that building societies are by far the most popular form of saving other than life assurance, since 22.8 per cent. of the sample of the British population over 16 had deposits. This indicates an aggregate figure significantly lower than the total number of deposits reported by the Chief Registrar of Friendly Societies—so even allowing for multiple joint holdings, and children under 16, the percentage share may be even higher.

Deposits are more likely to be held by men than by women, and there is a fairly predictable correlation with income, social class and education. Moreover, the average size of accounts is very much larger for banks or National Savings, since about 24 per cent. of the sample disclosed the size of their accounts held more than £1,000.

## Broadening

The societies have, however, been broadening their appeal since the war according to the survey. Thus within the overall trend of rapid growth, the proportion of women members has increased and the societies have also succeeded in attracting many more depositors in the lower income and social class ranges.

There are still significant regional variations and the highest proportion of holders—29 per cent.—is in the south-east outside London and the lowest—9 per cent.—in Scotland. Apart from social class and income variations, this may be partly explained by differences in the proportion of owner-occupiers—stagnant in the first area and weakest in the latter. The close connection between having a building society deposit after the cuts in bank base rates this year. The cut post and home ownership not in the investment rate is much smaller than the fall in other interest rates this year, and so it is unlikely of itself to make a mortgage, but also includes much difference to the level of those actually owning a house. net inflow. And this in turn takes in not—

only those who have paid off trying to attract longer-term sources of finance—and the most important feature is the spread of term shares where a higher interest rate is offered for money deposited for a certain minimum period. The spread of term shares was caused both by the sharp fluctuations in the net inflow in 1973 and 1974 and by the success of guaranteed income bonds before the March, 1974, budget, and local authority yearling bonds throughout last year. The societies' term shares have been a considerable success though some sceptics believe that societies are now merely paying a higher rate of interest for money they would have attracted anyway at the normal share rate.

There are now a wide range of term shares on offer. The Halifax Building Society offers a net return of 8 per cent., after the rate changes, for a minimum sum of £500 for a fixed term of two years. Similar rates are offered by many other societies, though in some cases the return is slightly higher. Regular savings schemes are also available—in some cases operated via SAYE and insurance-linked savings plans.

These interest rates vary in parallel with the shares account, as in the latest changes, though over the last couple of years building society investment rates have not moved as freely as in the past because the mortgage rate—to which they are broadly linked—has been held down in response to a variety of pressures, mainly political. The latest reduction in the investment rate is partly because of the greater fall in comparable rates and also as a result of the impact of tax changes over the last two years.

## Promise

Although the current return is way below the rate of inflation the societies have been able not only to hold their own but to increase their net inflow because of this comparative factor. The situation could change later in the summer, however, since the Government is about to launch its own modest experiments in the area of indexed linked saving via SAYE and retirement bonds linked to the rate of increase of prices. While these bonds are limited in scope, have tough early surrender clauses, and do not offer any current income return, the promise that the real value of savings will be preserved could attract a surprisingly large slice of the savings market.

The success of this Government move—and the rate of inflation—will determine whether the societies respond with their own form of indexed linked savings, though many are extremely cautious at the moment—not least because a higher payment to the investor, whether through index linking or term shares, inevitably means that more has to be charged to the borrower. But if inflation continues at its current rate, the societies may not be able to count indefinitely on the traditional patience and long-suffering attitude of savers towards the erosion of the real value of their capital.

Peter Riddell



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Anglia	6.75%	7.00%	8.25%	7.75%
Birmingham Incorporated	6.75%	7.00%	8.25%	—
Bradford and Bingley	6.75%	7.00%	8.25%	—
Bristol and West	6.75%	7.00%	8.00%	—
Chelsea	6.75%	7.00%	9.00%	7.25%
Cheltenham & Gloucester	6.75%	7.00%	—	—
Cheshire and Northwich	6.75%	7.00%	8.25%	—
Citizens Regency	7.25%	7.70%	8.75%	—
City of London	7.00%	8.00%	8.50%	—
City and Metropolitan	6.75%	7.25%	7.50%	18.00%
Coventry Economic	6.75%	7.00%	8.75%	88.75%
Gateway	6.75%	7.00%	8.25%	7.75%
Greenwich	—	7.60%	8.50%	—
Halifax	6.75%	7.00%	8.00%	18.00%
Hastings and Thanet	6.75%	7.00%	8.25%	—
Hearts of Oak and Enfield	6.75%	7.25%	8.50%	—
Hendon	7.35%	7.77%	—	8.05%
Huddersfield and Bradford	6.75%	7.00%	8.50%	7.75%
Leamington Spa	6.87%	7.12%	9.50%	7.50%
Leeds and Holbeck	6.75%	7.00%	8.00%	—
Leeds Permanent	7.25%	7.50%	8.75%	—
Leek Westbourne and ECBS	7.25%	7.50%	8.75%	118.50%
Leicester	6.75%	7.00%	8.25%	77.75%
Magnet	7.25%	7.50%	8.75%	8.75%
Mornington Permanent	7.15%	7.65%	—	—
National Counties	7.50%	7.75%	—	—
Nationwide	6.75%	7.00%	7.50%	68.25%
Newcastle Permanent	6.75%	*7.00%	7.75%	8.00%
Northern Rock	6.75%	7.00%	8.00%	77.75%
North London	7.75%	8.25%	—	99.15%
Norwich	6.75%	7.00%	8.25%	—
Paisley	7.25%	7.00%	8.00%	48.25%
Portman	6.75%	7.00%	8.50%	77.85%
Property Owners	6.75%	7.50%	8.50%	77.85%
Provincial	6.75%	7.00%	8.25%	7.75%
Skipton	7.25%	7.50%	8.75%	—
Steyning and Sussex	7.25%	7.50%	9.00%	118.50%
Woolwich Equitable	6.75%	7.00%	8.25%	8.00%

■ Rates effective as from June 1, 1975.

\* Minimum £2,000 6 mths. notice. † 3 mths. ‡ 3 yrs. § 3 yrs. including bonus. || Min. £500 2 yrs. fixed. ¶ 4th issue 2 yrs. • 2 yrs. over £5,250. \*\* 7.50% over £5,000. †† 2-3 yrs. ‡‡ 2 yrs. §§ 7.50% 3 mths. notice after 9 mths. §§ 2 yrs. £1,000 min. ¶¶ 2 yrs. £2,000 min. • 2 yrs. £3,000 min. ||| Min. £100 2 yrs. fixed. \* Existing accounts. † 3 yrs. over £5,000.

The table illustrated above appears on Page 25 in today's issue.

Entries in this table are by annual subscription.

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# Mergers gather speed

THE PACE of building society mergers has been gathering per £100 of assets, said Mr. Rowland-Jones.

In 1974 there were more than 20. While he and his supporters completed, while another 20 or so were under discussion. In considerable progress, the fact remained that the Registrar had something of the shot-gun was still determined the merger nature about them. Half a dozen of the smaller societies over-stretched themselves and as a result their reserves, which are required to be 2.5 per cent. falls below that level. The standard reaction of the Chief Registrar of Friendly Societies, who oversees the workings of the building society movement, and the Building Societies Association to such a situation is to arrange that the offender is merged into a larger and stronger society.

The building society merger which probably produced more public reaction than any other in recent years—that between Portman Building Society and the Bournemouth and Christchurch—actually got under way at the insistence of the Registrar after Bournemouth's reserves fell below 2.5 per cent. required. This was because of a sharp fall in the value of its gilt-edged investments.

What made the Bournemouth affair no different was the intervention of Mr. James Rowland-Jones, well-known for his crusades on behalf of small shareholders, with a campaign to stop the merger with Portman. He bowed to the circumstances and ended up by recommending that the merger be allowed to go ahead.

All this seems to suggest that there is not much the shareholders in any building society can do to stop a merger that they feel is unnecessary and unwelcome. This is not the case. It so happens that the Bournemouth situation was inspired by the Registrar of Friendly Societies for the reasons already mentioned. That put it into a particular category among building society mergers.

But there is another recent history which shows shareholders can put a stop to a merger—even at the last moment. The situation in question involved the Eastbourne Mutual Building Society, which had been approached by a number of larger societies with mergers in mind and had always previously turned them down. Then along came Northern Rock and the chance of a merger with a society firmly based in the North seemed to offer just the advantage Eastbourne Mutual was looking for.

A Southern Board would have been retained and so would a Southern Executive, based in Eastbourne. The local interest, understanding and support which the society had long enjoyed would have been maintained.

Indeed, in the first half of 1974 the first-time buyer staged quite a recovery. Funds were tight and the Government persuaded the building societies

and a director of a large East merger. The Board has therefore called for opposition to the merger.

Rock went on for six months and agreement was reached on ger.

It urged that the interests of investors and borrowers should have been in the long term be protected by a local society, interests of both members and local Press. The problem was that the two societies still had a similar argument to that responsibility later used by Mr. Rowland-Jones at Bournemouth.

to wade through the statutory procedural requirements which

have to be observed—including

those important discussions

with the Registrar. According

to the Eastbourne Mutual director:

"There would have been

no point in justification in sub-

mitting proposals to members

with the Board's recom-

mendation and supporting information

before that procedure was satis-

factorily concluded."

As it happened the last hurdles

actually had been cleared and

the society was getting ready to

send out the full information to

members when a letter in a local

Eastbourne newspaper upset the

applecart. Signed by a former

mayor of Eastbourne, together

with the chairman and president

of the local hotels association

gave priority to new entrants

to the housing market at the expense of those who simply

wanted to trade up the market

aged between 26 and 34. Not

surprisingly, only 2 per

cent

of mortgages were

for first-timers, while in each

quarter of 1974 late as 55 or over,

the figure was above 53 per cent

again only 4 per cent. of mort-

gages granted to existing owner-

occupiers went to people in that

category.

The income pattern of

first-time buyers is quite

revealing

and indicates for example that

even at the current level of

house prices around 44 per cent

of first-time buyers manage to

buy their houses on an income

of less than £20,000 a year. A

further 18 per cent. have

incomes of between £20,000 and

£25,000, and less than 30 per

cent are earning over £4,000.

But there is another factor at

work. With funds becoming

much more plentiful the

building societies have been able to

make many more mortgage ad-

vances than they did a year ago

and there is therefore more

money to spare for people want-

ing to change houses. The in-

creased number of these mort-

gage advances is a contributory

cause to the decline in the pro-

portion of first-time buyers to

47.5 per cent. in the last quarter

of 1974 and further still to 47.3

per cent. in the first quarter of

1975.

Because of the way building

societies classify their mort-

gage advances it is relatively sim-

ple to build up a clear picture of

the average first-time buyer, in-

cluding his age, income bracket,

size of house and size of mort-

</div

JULY 1975

This holiday week-end will again see many people out on day trips. Arthur Sandles looks at the business of providing places to go to

# Summer clouds and silver linings

AND NOW for a Spring Holiday Weekend quiz.

Question: What do Lord Ranfurly, Sir Bernard Delfont and Mr. Peter Dimmock have in common?

Answer: The chairman of Madame Tussaud's (Lord Ranfurly), the chief executive of EMI's cinema activities (Sir Bernard Delfont) and the managing director of BBC Enterprises (Mr. Peter Dimmock) would all be professionally pleased if it rains this weekend. This is a money-spinning retreat of the London tourist in bad weather, holiday time seems gather, and the BBC has a highly profitable Dr. Who exhibition on Blackpool sea front which has to recruit extra staff at the first drop of rain.

The polar law of course, that every cloud has a commercial silver lining. What may be a disaster for Whipsnade Zoo, the Applestore regatta and the Southwold Trinity Fair is good news indeed for the owners and operators of indoor attractions.

## Bells ringing

This weekend sees the start of Britain's day trip season, the weekend when the stately homes, the safari parks, the fairgrounds expect the bells to start ringing on the title—a sound which, they hope, will not stop until September. Day trips form Regency mini-town, a recreated Brooklands and a monorail what is probably Britain's least documented big business, with very little research having been done on where people go, why they go, or even how many other investors he was giving

people go. But it is unlikely that the day trip market in Britain is the aeronauts forecast less than 250m. holiday-days and excluding the petrol consumed, is probably therefore worth at least £300m. and perhaps more.

The commercial world in Britain has been relatively slow to notice the possibilities of the business, leaving it instead to those—such as the stately home owners—who have been forced into the market by other pressures, and to the individual entrepreneurs. In the U.S., however, there has been massive investment in the day-trip business notably in the form of "theme parks." "Theme parks" are leisure centres built around a central "theme," the most spectacular examples being, of course, the Disney projects in Florida and California. The U.S., however, is dotted—some might say littered—with similar if more modest enterprises offering instant admission to Olde Europe, darkest Africa or the Wild West.

The success of these parks in the U.S. encouraged some British investors to think along the same lines, but as yet no major project has started. The most ambitious plans were produced by Mr. Eric Morley, chairman of Grand Metropolitan Hotels' Meccan subsidiary. Mr. Morley's idea was for a vast theme park in the Midlands. This might have cost £100m. eventually and would have had a castle, a London Bridge, a Regency mini-town, a recreated Brooklands and a monorail system among its attractions. When Mr. Morley was busily trying to drum up support from

other investors he was giving

## Repeats

That sort of number implies a substantial proportion of regular repeat traffic. And to get this facilities of a very high standard indeed are required.

In the event, the economy turned against Mr. Morley and Merlin England, and the project now seems to be dormant.

It is not alone. The Rank Organisation toyed with the idea of a £23m. Wonderland project and then decided that the risks were far too great.

Trust Houses Forte has run into planning problems with its £7m. Magic World centre for Battersea, and Trident Television is proceeding "slowly" with its plans for two £3m. Colourful World of Television projects.

The problems with investments of this size, even if the current commercial environment were not so unfavourable,

is that any investor is gambling on the accuracy of his prediction of public taste for many years ahead, and maintaining public interest can be an expensive business.

There have been hints "in the trade" that safari parks will soon start losing their appeal, and certainly short life in the U.K. as a mass attraction and have now settled

to business of more modest proportions.

Trident is still enthusiastic about its Colourful World idea, although the director responsible for such operations, Mr. E. Stuart Wilson, makes it clear that there is no particular rush to spend the sort of money that would be involved.

"The only way to do these things is properly," he says. "There are a lot of cheap and nasty places around at the moment."

He firmly rejects the idea that Disneyland might be repeated in Britain, arguing that there simply would not be the traffic to sustain such an operation.

"We are moving slowly and carefully. In a different economic climate, well . . ."

Trident already has a substantial toe-hold in the day trip market via Don Robinson (Holdings) in which it has a 65 per cent stake. Don Robinson owns Scarborough Zoo and Marineland and operates dolphinar-

ums, including one in Canada.

The essence of the Trident investment dilemma is the decision over whether or not to move from the "impulse" market to the true destination sector of the business.

"Impulse" is the sort of operation with which the BBC is enjoying such success with its Dr. Who exhibition at Blackpool. Destinations, which are in a totally different investment league, are the Longleat, Beaulieu and Blenheim of this world. Obviously, to

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# COMPANY NEWS + COMMENT

## Reed Intnl. final quarter downturn

**FINAL QUARTER** sales of Reed International expanded from £200.1m. to £238.4m., while pre-tax profit decreased from £20.8m. to £18.4m., giving increased totals of £98.6m. against £73.8m. and £95.4m. compared with £65.5m. respectively, for the year to March 31, 1973.

Earnings per £1 share rose from 36.1p to 45.4p, and the net dividend is raised from 9.38p to a maximum permitted 10.28sp with a final of 5.11p.

The year's profit is struck after substantially increased interest of £17.7m. (£13m.).

All of the £19.9m. profit increase is derived from overseas operations.

The £18.4m. for the last quarter includes the lowest UK operating profit reported for two years and reflects the substantial trading downturn experienced in the U.K. together with some of the effects of industrial action in Mirror Group Newspapers.

Operating profits overseas for the fourth quarter exceed that of the corresponding quarter of the previous year by £2.5m. This compares with an excess of more than £1m. for each of the preceding quarters. These less buoyant conditions are a portent of less satisfactory results now being experienced overseas, the directors state.

Extraordinary debits of £3.4m. (50.9m. credit) are mainly exceptional losses arising on plant closures of £1.9m. and net losses on disposals of fixed assets of £1.1m.

Final half profits were struck after interest of £56.000 (£22,400) and depreciation of £18,300 (£35,300). The tax rates £100,000 computing with £24.500, leaving £100,000 against £115,500. Minority profit before tax

Tax £4.00

Overseas 17.4

Total sales 357.7 323.4

UK operating profit 94.6 84.5

Overseas 36.7 32.0

Total profit 103.1 91.5

Net interest payable 58.4 55.0

Profit before tax 40.0 35.0

UK sales and exports 41.9 39.0

Overseas 35.7 32.4

Total sales 94.6 84.5

UK operating profit 36.7 32.0

Overseas 103.1 91.5

Total profit 58.4 55.0

Net interest payable 40.0 35.0

Profit before tax 17.4 15.0

Net profit 4.5 2.4

Minority interests 4.7 2.4

Preference div. 0.2 0.2

Ordinary 9.3 8.4

Extraordinary debts 8.6 8.4

Retained 29.2 23.0

Statement Page 23

See Lex

## London Trust outlook

The chairman of London Trust Company Mr. E. D. G. Davies says that he believes the company will perform satisfactorily, both as to income and capital, during the current year.

He states that fortunately during the last quarter of the year to March 31, 1973, there was no cover available in the capital markets of the world. This enabled the company to show a net asset value of 222p per 25p share at the end of the year compared with 234p a year previous. At December 31, 1973, the net asset value was as low as 121p.

For the year to March 31 the gross income of the trust shows a 10 per cent. increase from £2,651,000. With overseas borrowings though modest in extent but on which the company is obliged to pay very high rates of interest for much of last year, it must be the net income which is relevant in assessing this aspect of performance. Here net income increased by 10.8 per cent. to £144,302 or 8.1p per deferred share.

As reported on May 8 the net dividend is lifted from 8.185p to 7.55p. There is a one-for-two scrip issue.

Chairman's statement Page 28

## T. Warrington down £77,000

Profits of general building and public works contractor Thomas Warrington and Sons contracted from £291,933 in £204,551 in 1974, after being £107,000 behind at £115.827.

The dividend is held at 2.5813p net, with a final of 1.1718p.

After tax £82.24 (£10,000) net profit came out at £105,327 (£131,933).

Meeting, July 18.

## Results due next week

Analysts will have to make the most of their long holiday weekend, for they will be coming back to a fair number of companies reporting in the remaining four days. British Petroleum tops the bill, followed by two textile giants.

Courtards and Coats Patons' Bass Charlton will add some flavour to the market, as well as those of Fraser also feature.

Shell's better-than-expected first quarter earnings owed a great deal to stability in North American markets and strength in gas operations. To this extent, BP can be expected to feel the brunt of weak oil demand, supply and export contracts, particularly in Europe.

Courtards' interim pre-tax profits to September nearly doubled to £79.3m. but the sub-

## HIGHLIGHTS

Fourth-quarter profits at Reed International were held back by the trading downturn in the U.K. but the outcome for the full year is much in line with market expectations and the shares closed 6p better on the day. The figures are analysed in the Lex column where there is also comment on the first-quarter statement from Ultramar which shows pre-tax profits little changed after heavier charges. Elsewhere Staflex turns in profits usefully higher and S. Leboff with 1974 profits up by a fifth is confident of record earnings in 1975. On the Bids scene brewers J. W. Cameron is having talks with Ellerman Lines while Dawson and Barfes reports an approach.

## Sales slip at Spooner Industries

MANUFACTURERS of machinery for plastics, textile, paper, bakery and other industries, Spooner Industries reports taxable profits down from £230,100 to £209,900 for the six months to March 31, 1975. Turnover fell from £4.34m. to £3.92m. and is expected to be about the same in the second half.

The interim dividend is 8.5p per share, paid from profits of 22,160, up from 9.5p in 1974.

Chairman's statement Page 18

value finally at 88.2p per share against 83.8p 12 months previously. The value of total assets less current liabilities rose from £21,640,266 to £22,577,916. Early in the year liquidity was further increased, but in November 1974 a buying programme was started which in retrospect could have been bolder.

It has seemed right to maintain a measure of liquidity in view of the many uncertainties that still exist and the renewed hunger for equity issues by companies starved of cash.

Meeting, Winchester House, E.C. on June 18 at 2.30 p.m.

Chairman's statement Page 18

THE INCREASED profit forecast by Staflex International turns out to be a record £1.89m. for 1974, compared with £1.74m. for the first half. Turnover for the year expanded from £24.06m. to £25.78m.

Although the first half of 1975 may not improve upon the results of the corresponding period last year, given reasonable trading conditions the company anticipates that the year as a whole will show a further advance in turnover and profit.

Earnings per share for 1974 of 12.5p effectively raises the total from 18.2p per share to 20.0p to 22.23p.

Chairman's statement Page 18

After two years of reasonable progress demand for Spooner's ovens and dryers—mainly supplied to the textile, bakery, paper and plastic industries—is turned down, while it has taken advantage of a 10 per cent. fall in sales, is likely to worsen in the second six months. Exports, about 30 per cent. of sales last year, are holding up and, with trading losses in South Africa out of the way, only a small loss in an Australian subsidiary remains. The company's finances were strong enough at the beginning of the year with net working capital amounting to less than a fifth of shareholders' funds, and even a doubling of first-half profits leaves a yield of 12 per cent. at 28p more than twice covered.

## Trust Union position

The revenue account of Trust Union for 1974-75 reflects a fall in last year's exposure to £1.2m. from £2,651,000. With overseas borrowings though modest in extent but on which the company is obliged to pay very high rates of interest for much of last year, it must be the net income which is relevant in assessing this aspect of performance. Here net income increased by 10.8 per cent. to £144,302 or 8.1p per deferred share.

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Courtards' interim pre-tax profits to September nearly doubled to £79.3m. but the sub-

sequent deepening of the recession profits of up to 50 per cent. would leave pre-tax profits in the £35-40m. range on Thursday.

Interim figures from Bass Charlton next Wednesday show the company's profit for the first half of the year, up 10 per cent. to £221,008. In the second half, last year's pre-tax profits dropped by 20 per cent. to leave the year £7m. lower at £54.1m., but this six months to last March is expected to have staged a recovery producing, say, pre-tax profits of over £20m. against £18.7m. The extra £1.3m. is due to the fact that the company has been able to benefit from the improved terms of its contracts with the oil companies.

On investments Mr. Touche explains that the company's portfolio has come through a harrowing experience in reasonably good shape with the net asset

incomes of 12.5p per share.

Chairman's statement Page 18

THE RECENTLY announced pre-tax profits of £1.89m. for 1974, up from £1.74m. for the first half, are in line with market expectations and the shares closed 6p better on the day.

Staflex's profit for the first half of 1975 is expected to be around £1.89m. and the shares closed 6p better on the day.

Chairman's statement Page 18

THE INCREASED profit forecast by Staflex International turns out to be a record £1.89m. for 1974, compared with £1.74m. for the first half. Turnover for the year expanded from £24.06m. to £25.78m.

Although the first half of 1975 may not improve upon the results of the corresponding period last year, given reasonable trading conditions the company anticipates that the year as a whole will show a further advance in turnover and profit.

Earnings per share for 1974 of 12.5p effectively raises the total from 18.2p per share to 20.0p to 22.23p.

Chairman's statement Page 18

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# WALL STREET + OVERSEAS MARKETS + CLOSING PRICES

## Prime Rate cut lifts stocks

BY OUR WALL STREET CORRESPONDENT

A REDUCTION in the Prime Rate and brought to more than five 0.90 to 87.73, while advances by First National City Bank points its gain in the last two topped declines, 364 to 230. Turn-helped stocks advance, although turnover was moderate as some investors appeared reluctant before the holiday week-end.

The Dow Jones Industrial Index rose 12.99 to 930.90, while the NYSE common stock index added 0.60 to 48.05. Advances topped 491 to 447 in a turnover of 17.87m. The Transport index gained 1.11 to 167.98 and the Stocks index rose 2.82 to 233.16.

Optimism about the economic outlook for the second half of 1975 was regarded as another positive influence by investors. The Dow Jones spurted \$3 to \$127.50.

Douglas sprouted \$3 to \$127.50.

Lackheed jumped \$2 to \$112, following a bullish company earnings projection.

Monsanto fell \$1 to \$66.47 after filing with the Securities and Exchange Commission for a debt offering and reporting a fall in 17.87m. The Transport index gained 1.11 to 167.98 and the Stocks index rose 2.82 to 233.16.

Automobile shares added fractions despite a sharp decline in mid-May sales of new cars.

Prices advanced in moderate trading on the American Stock Exchange. The Amex index rose PARIS—The market was mixed

in quiet trading with the strength of bullion repelling investors. Foods, Electricals, Oils and Metals were steady while most other sectors were irregular. Michelin "B" lost Fr.20 and L'Oréal Fr.19.

FRANKFURT—Shares fell generally on a distinct lack of demand, with leading Chemicals, Electricals and Motors dropping down to DM16.00. Banks were mixed, with Deutsche Bank DM5.20 lower despite anticipating good 1975 results. It is due to go ex-dividend on Monday. Karstadt led stores down DM3 after announcing a capital rise and unchanged dividend. Veba, whose Gelsenkirchen unit announced a reduced 1974 dividend, fell DM4.70.

The bond market responded very favourably to Thursday's Bundesbank decisions, and public issues firms up to DM40.70.

AMSTERDAM—Dutch internationals firms, led up by Royal Dutch and AKZO, made

solid recoveries. The industrial rose 1.16 to 187.30. Western Oils gained 1.09 to 180.87 and Base Metals put on 4.06 to 73.78. Total volume was 2.05m. shares

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The Financial Times Saturday May 24 1975

## MONEY + EXCHANGES

### Moderate assistance

Bank of England Minimum Lending Rate 10%

(Since May 2, 1975)

Day-to-day credit was in short supply in the London money market yesterday, the minimum lending rate for gilt-edged stock sales continuing to rise, despite factors carrying impact out of the market.

The Bank of England Minimum

Lending Rate 10%

(Since May 2, 1975)

Supply was in short supply in the London money market yesterday, the minimum lending rate for gilt-edged stock sales continuing to rise, despite factors carrying impact out of the market.

Applications rose £185.3m to

£249.4m, with the amount of bills

nominal in some cases.

Local authority and finance houses seven days' notice: seven days' fixed.

Long-term local authority mortgage rates normally three years 10-12 per cent., four years 14-16 per cent., five years 14-16 per cent., and four-month trade bills 10-12 per cent., plus 1-2 per cent. above.

Approximate selling rate for one-month bank bills 9% per cent.; for two-month 9-10 per cent., and three-month 10-11 per cent.

Official purchases of £100m by the Bank of England in March.

Deposits for small sums at seven days' notice 8-10 per cent.

Treasury Bills Average interest rate of discount 8.685 per cent.

### NEW "HIGHS" AND "LOWS" FOR 1975

To mark the end of the industry's second year of record share price rises, the Share Information Service has compiled a new set of records.

It shows the highest and lowest share prices since 1973.

NEW HIGHS (148)

AMERICANS (17)

CANADIANS (2)

BANKS (4)

BEERS (3)

BEDROOMS (1)

CHEMICALS (10)

DRAPERY & STORES (3)

ELECTRICALS (13)

ENGINEERING (13)

INDUSTRIALS (20)

MOTORS (3)

NEWSPAPERS (1)

PAPER & PAPER (17)

PETROLEUM (1)

SHIPPING (2)

SOUTH AFRICAN (2)

TOBACCO (12)

TRAVEL (22)

U.S. CARS (1)

MINES (20)

NEW LOWS (2)

INDUSTRIALS (1)

WATER (1)

GOLD MARKET

May 22 1975

May 23 1975

Gold bullion

in fine oz.

Closes 175.175

Opening 175.175

Buying 175.175

Selling 175.175

Average 175.175

Afternoons 175.175

175.175

175.175

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## \*\*BRITISH FUNDS

High	Low	Stock	Yield	Int.	Red.
98.5	97.5	"Shorts" (Lives up to Five Years)	9.35		
98.5	97.5	Exch Corp. 10%	9.35		
97.5	96.5	Treasury 8% Opt. 1976	9.25		
96.5	95.5	Treasury 10% Opt. 1977	9.25		
95.5	94.5	Treasury 10% Opt. 1978	9.25		
94.5	93.5	Treasury 10% Opt. 1979	9.25		
93.5	92.5	Treasury 10% Opt. 1980	9.25		
92.5	91.5	Treasury 10% Opt. 1981	9.25		
91.5	90.5	Treasury 10% Opt. 1982	9.25		
90.5	89.5	Treasury 10% Opt. 1983	9.25		
89.5	88.5	Treasury 10% Opt. 1984	9.25		
88.5	87.5	Treasury 10% Opt. 1985	9.25		
87.5	86.5	Treasury 10% Opt. 1986	9.25		
86.5	85.5	Treasury 10% Opt. 1987	9.25		
85.5	84.5	Treasury 10% Opt. 1988	9.25		
84.5	83.5	Treasury 10% Opt. 1989	9.25		
83.5	82.5	Treasury 10% Opt. 1990	9.25		
82.5	81.5	Treasury 10% Opt. 1991	9.25		
81.5	80.5	Treasury 10% Opt. 1992	9.25		
80.5	79.5	Treasury 10% Opt. 1993	9.25		
79.5	78.5	Treasury 10% Opt. 1994	9.25		
78.5	77.5	Treasury 10% Opt. 1995	9.25		
77.5	76.5	Treasury 10% Opt. 1996	9.25		
76.5	75.5	Treasury 10% Opt. 1997	9.25		
75.5	74.5	Treasury 10% Opt. 1998	9.25		
74.5	73.5	Treasury 10% Opt. 1999	9.25		
73.5	72.5	Treasury 10% Opt. 2000	9.25		
72.5	71.5	Treasury 10% Opt. 2001	9.25		
71.5	70.5	Treasury 10% Opt. 2002	9.25		
70.5	69.5	Treasury 10% Opt. 2003	9.25		
69.5	68.5	Treasury 10% Opt. 2004	9.25		
68.5	67.5	Treasury 10% Opt. 2005	9.25		
67.5	66.5	Treasury 10% Opt. 2006	9.25		
66.5	65.5	Treasury 10% Opt. 2007	9.25		
65.5	64.5	Treasury 10% Opt. 2008	9.25		
64.5	63.5	Treasury 10% Opt. 2009	9.25		
63.5	62.5	Treasury 10% Opt. 2010	9.25		
62.5	61.5	Treasury 10% Opt. 2011	9.25		
61.5	60.5	Treasury 10% Opt. 2012	9.25		
60.5	59.5	Treasury 10% Opt. 2013	9.25		
59.5	58.5	Treasury 10% Opt. 2014	9.25		
58.5	57.5	Treasury 10% Opt. 2015	9.25		
57.5	56.5	Treasury 10% Opt. 2016	9.25		
56.5	55.5	Treasury 10% Opt. 2017	9.25		
55.5	54.5	Treasury 10% Opt. 2018	9.25		
54.5	53.5	Treasury 10% Opt. 2019	9.25		
53.5	52.5	Treasury 10% Opt. 2020	9.25		
52.5	51.5	Treasury 10% Opt. 2021	9.25		
51.5	50.5	Treasury 10% Opt. 2022	9.25		
50.5	49.5	Treasury 10% Opt. 2023	9.25		
49.5	48.5	Treasury 10% Opt. 2024	9.25		
48.5	47.5	Treasury 10% Opt. 2025	9.25		
47.5	46.5	Treasury 10% Opt. 2026	9.25		
46.5	45.5	Treasury 10% Opt. 2027	9.25		
45.5	44.5	Treasury 10% Opt. 2028	9.25		
44.5	43.5	Treasury 10% Opt. 2029	9.25		
43.5	42.5	Treasury 10% Opt. 2030	9.25		
42.5	41.5	Treasury 10% Opt. 2031	9.25		
41.5	40.5	Treasury 10% Opt. 2032	9.25		
40.5	39.5	Treasury 10% Opt. 2033	9.25		
39.5	38.5	Treasury 10% Opt. 2034	9.25		
38.5	37.5	Treasury 10% Opt. 2035	9.25		
37.5	36.5	Treasury 10% Opt. 2036	9.25		
36.5	35.5	Treasury 10% Opt. 2037	9.25		
35.5	34.5	Treasury 10% Opt. 2038	9.25		
34.5	33.5	Treasury 10% Opt. 2039	9.25		
33.5	32.5	Treasury 10% Opt. 2040	9.25		
32.5	31.5	Treasury 10% Opt. 2041	9.25		
31.5	30.5	Treasury 10% Opt. 2042	9.25		
30.5	29.5	Treasury 10% Opt. 2043	9.25		
29.5	28.5	Treasury 10% Opt. 2044	9.25		
28.5	27.5	Treasury 10% Opt. 2045	9.25		
27.5	26.5	Treasury 10% Opt. 2046	9.25		
26.5	25.5	Treasury 10% Opt. 2047	9.25		
25.5	24.5	Treasury 10% Opt. 2048	9.25		
24.5	23.5	Treasury 10% Opt. 2049	9.25		
23.5	22.5	Treasury 10% Opt. 2050	9.25		
22.5	21.5	Treasury 10% Opt. 2051	9.25		
21.5	20.5	Treasury 10% Opt. 2052	9.25		
20.5	19.5	Treasury 10% Opt. 2053	9.25		
19.5	18.5	Treasury 10% Opt. 2054	9.25		
18.5	17.5	Treasury 10% Opt. 2055	9.25		
17.5	16.5	Treasury 10% Opt. 2056	9.25		
16.5	15.5	Treasury 10% Opt. 2057	9.25		
15.5	14.5	Treasury 10% Opt. 2058	9.25		
14.5	13.5	Treasury 10% Opt. 2059	9.25		
13.5	12.5	Treasury 10% Opt. 2060	9.25		
12.5	11.5	Treasury 10% Opt. 2061	9.25		
11.5	10.5	Treasury 10% Opt. 2062	9.25		
10.5	9.5	Treasury 10% Opt. 2063	9.25		
9.5	8.5	Treasury 10% Opt. 2064	9.25		
8.5	7.5	Treasury 10% Opt. 2065	9.25		
7.5	6.5	Treasury 10% Opt. 2066	9.25		
6.5	5.5	Treasury 10% Opt. 2067	9.25		
5.5	4.5	Treasury 10% Opt. 2068	9.25		
4.5	3.5	Treasury 10% Opt. 2069	9.25		
3.5	2.5	Treasury 10% Opt. 2070	9.25		
2.5	1.5	Treasury 10% Opt. 2071	9.25		
1.5	0.5	Treasury 10% Opt. 2072	9.25		
0.5	-0.5	Treasury 10% Opt. 2073	9.25		
-0.5	-1.5	Treasury 10% Opt. 2074	9.25		
-1.5	-2.5	Treasury 10% Opt. 2075	9.25		
-2.5	-3.5	Treasury 10% Opt. 2076	9.25		
-3.5	-4.5	Treasury 10% Opt. 2077	9.25		
-4.5	-5.5	Treasury 10% Opt. 2078	9.25		
-5.5	-6.5	Treasury 10% Opt. 2079	9.25		
-6.5	-7.5	Treasury 10% Opt. 2080	9.25		
-7.5	-8.5	Treasury 10% Opt. 2081	9.25		
-8.5	-9.5	Treasury 10% Opt. 2082	9.25		
-9.5	-10.5	Treasury 10% Opt. 2083	9.25		
-10.5	-11.5	Treasury 10% Opt. 2084	9.25		
-11.5	-12.5	Treasury 10% Opt. 2085	9.25		
-12.5	-13.5	Treasury 10% Opt. 2086	9.25		
-13.5	-14.5	Treasury 10% Opt. 2087	9.25		
-14.5	-15.5	Treasury 10% Opt. 2088	9.25		
-15.5	-16.5	Treasury 10% Opt. 2089	9.25		
-16.5	-17.5	Treasury 10% Opt. 2090	9.25		
-17.5	-18.5	Treasury 10% Opt. 2091	9.25		
-18.5	-19.5	Treasury 10% Opt. 2092	9.25		
-19.5	-20.5	Treasury 10% Opt. 2093	9.25		
-20.5	-21.5	Treasury 10% Opt. 2094	9.25		
-21.5	-22.5	Treasury 10% Opt. 2095	9.25		
-22.5	-23.5	Treasury 10% Opt. 2096	9.25		
-23.5	-24.5	Treasury 10% Opt. 2097	9.25		
-24.5	-25.5	Treasury 10% Opt. 2098	9.25		
-25.5	-26.5	Treasury 10% Opt. 2099	9.25		
-26.5	-27.5	Treasury 10% Opt. 2100	9.25		
-27.5	-28.5	Treasury 10% Opt. 2101	9.25		
-28.5	-29.5	Treasury 10% Opt. 2102	9.25		
-29.5	-30.5	Treasury 10% Opt. 2103	9.25		
-30.5	-31.5	Treasury			



